

6"x6" P.T. WOOD POST BOLTED TO METAL SHOE SET INTO 12" DIA. CONC. PIER TO EXTEND 6" ABOVE GRADE AND 4'-0" BELOW GRADE.

1-2"x4" P.T. ON FLAT BRACE TO U/S OF JOISTS C/W (2) NO.8x3" DECK SCREWS

2"x8" P.T. LEDGER PL. ANCHORED TO DOUBLE RM BOARD W/ 1/2" DIA. BOLTS @ 16" O.C. CONT. THREADED W/ WASHER & NUT AT CAVITY. REFER TO DETAIL S2

20"x6" THICK CONC. FOOTING UNDER EXTERIOR WALL (TYP)

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 the (dotted) 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 the lot.

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

ARCHIT. TOWN OF WHITBY
SEP 2 4 2015

24"x8" THICK CONC. FOOTING UNDER PARTYWALL

SOIL TO HAVE MIN ALLOWABLE BEARING CAPACITY OF 150KPa (TYP)



ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED. FOR MORE INFORMATION PLEASE CALL: 1-877-ESA-SAFE (372-7332) OR JASON SAFETY HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.pugsafety.ca

PLANS EXAMINED SUBJECT TO REVISIONS NOTED

Chief Building Official
TOWN OF WHITBY DATE Nov 19, 2016

This examination does not exempt the Owner, Designer or the Builder from complying with all pertinent regulations and by-laws of the Town of Whitby and the Ontario Building Code.



SEPT 28, 2015

JOB COPY

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

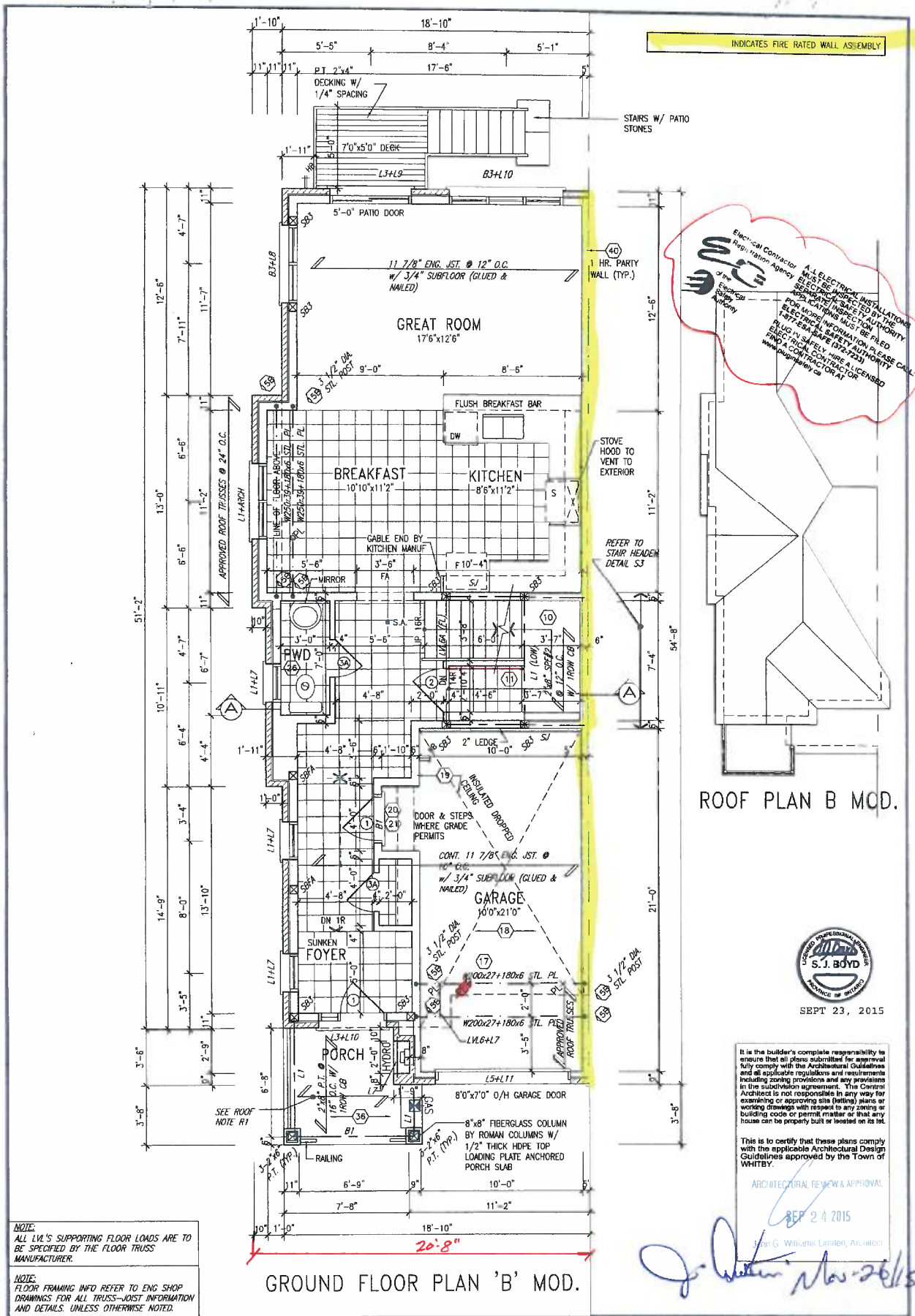
NOTE J1:
PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

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

BASEMENT PLAN 'B' MOD.

AREA CALCULATIONS	ELEV. B MOD.
GROUND FLOOR AREA	799 SF
SECOND FLOOR AREA	960 SF
SUBTOTAL	1759 SF
DEDUCT ALL OPEN AREAS	(80 SF)
TOTAL NET AREA	1759 SF (163.41 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1038 SF (96.43 m ²)
COVERAGE W/ PORCH	1094 SF (101.63 m ²)

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		DATE: APR 2014 CHECKED BY: [Signature] SCALE: 3/16" = 1'-0"		BAYVIEW WELLINGTON TH10E-MOD. CORNERBROOK WHITBY, ON	
name: Wellington Jane-Bogdanovic registration number: 25591 firm: VAS Design Inc. registration number: 42658		project name: CORNERBROOK location: WHITBY, ON		project no: 14037 drawing no: 1	
3004 Wilson Avenue Toronto ON M3H 1S8 1-416-630-2255 416.630.4782 vasdesign.com		BASEMENT FLOOR PLAN 14037-TH10E-MOD		DATE: APR 2014 CHECKED BY: [Signature] SCALE: 3/16" = 1'-0"	



NOTE:
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NOTE:
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1	ISSUE FOR CLIENT REVIEW	JUN 16-15	RC
2	REV. AS PER FL. & ROOF TRUSS CO-ORD.	AUG. 25/15	WT
3	REVISED AS PER ENG COMMENTS	SEPT 21-15	RC
4			
5			
6			
7			
8			
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.

Wellington Jno-Boyd Inc. 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 statements of service and the property of the Designer which must be retained at the completion of the work. Drawings are not to be reused.

VAR DESIGN

3004 Wilson Avenue
Toronto ON M3H 1S8
(416) 630-2255 / 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name: CORNERBROOK
location: WHITBY, ON

date: APR 2014
drawn by: [signature]
checked by: [signature]
scale: 3/16" = 1'-0"

RECORDED - H:\ARCHIVE\WORKING\2014\14037\BAYVIEW\design\14037-TH10E-MOD-000 - Web - Sep 23 2015 - 8:51 AM

TH10E-MOD. BEDFORD 8

project no: 14037
drawing no: 2

GROUND FLOOR PLAN

file name: 14037-TH10E-MOD

date: SEP 23 2015 - 8:51 AM

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 Council Architect is not responsible in any way for existing or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter as that any house can be properly built or located on its lot.

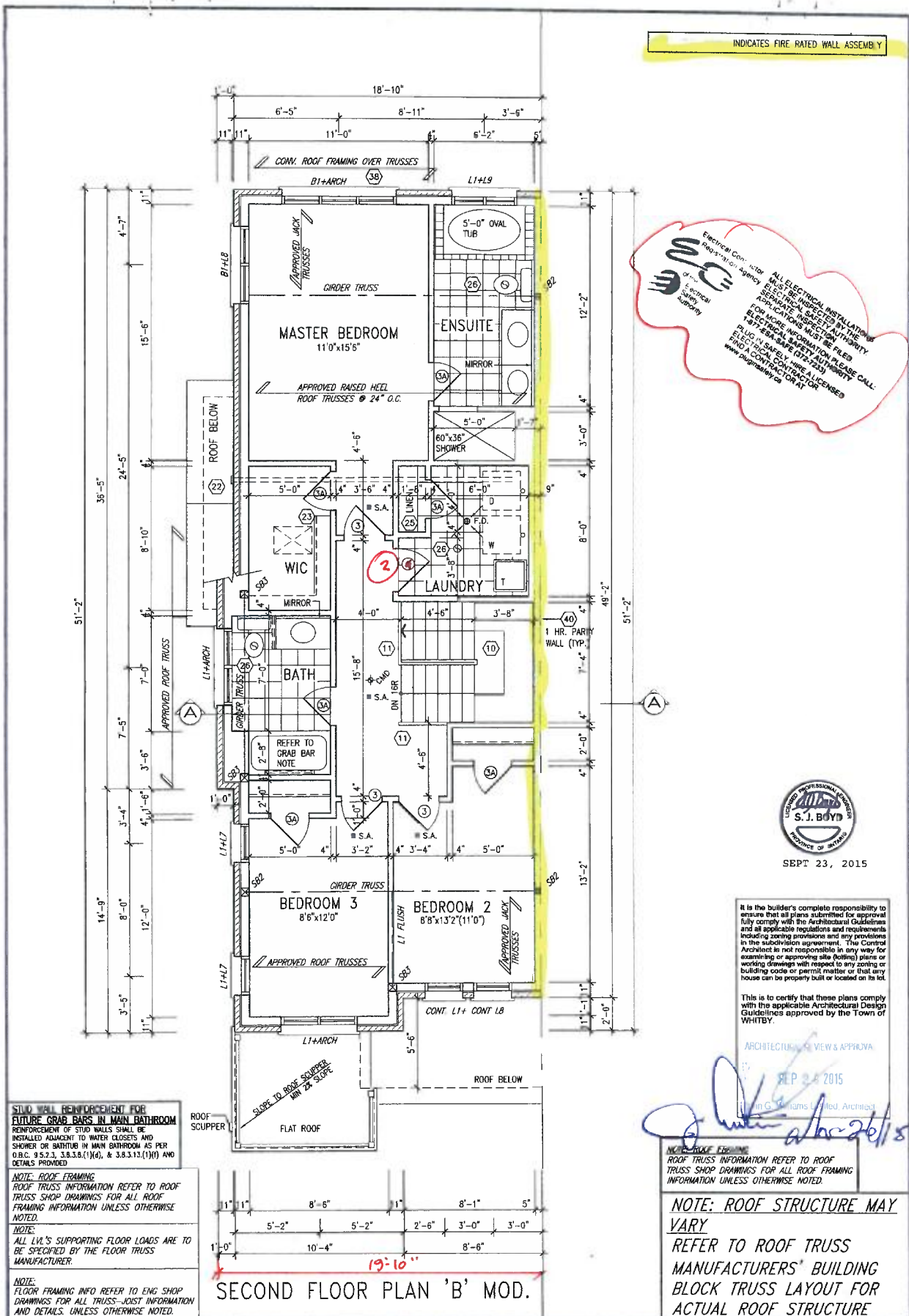
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Whitby.

ARCHITECTURAL REVIEW & APPROVAL

SEP 24 2015

John G. Williams, Licensed Architect

INDICATES FIRE RATED WALL ASSEMBLY



Electrical Contractor
 Registered Agency
 ALL ELECTRICAL INSTALLATIONS
 MUST BE INSPECTED BY THE
 ELECTRICAL SAFETY AUTHORITY
 FOR INFORMATION PLEASE CALL:
 1-877-784-5463 (TOLL FREE)
 1-877-784-5463 (TOLL FREE)
 FIND A LOCAL CONTRACTOR AT
 www.electricalsafety.ca



SEPT 23, 2015

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ARCHITECTURAL VIEW & APPROVAL

SEP 23, 2015

In G. Williams Limited Architect

Handwritten signature and date: 26/15

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

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 AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(i) AND DETAILS PROVIDED.

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

NOTE:
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NOTE:
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SECOND FLOOR PLAN 'B' MOD.

9					
8					
7					
6					
5					
4					
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		
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.
 Wellington, Ont. - Baptiste 25591
 name
 registration information
 VAB 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 project. Drawings are not to be scaled.

VAB DESIGN
 3024 Wilson Avenue
 Toronto ON M3H 1S8
 416.630.2255 / 416.630.4782
 vabdesign.com

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

TH10E-MOD. BEDFORD 8
 project no.
 14037
 drawing no.
3
 SECOND FLOOR PLAN
 file name
 14037-TH10E-MOD
 date
 23-SEP-2015 8:01 AM

Architectural section drawing of a building, labeled "SECTION 'A-A'" on the left. The drawing shows a cross-section of a structure with a sloped roof on the right. Key areas labeled include "BATH", "HALL", "P.W.D.", and "UNFINISHED BASEMENT". A yellow highlight is present at the bottom of the drawing. Numbered callouts (1-13) are distributed throughout the plan, indicating specific structural or material details. The text "FIN. GRADE" is visible near the top left corner.

[illegible]

SEPT 23, 2015

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

ARCHITECTURAL REVIEWS & APPROVALS

SEP 24 2015

John G. Williams United, Alcatraz

ASPHALT SHINGLES
(TYPICAL)
VALLEY FLASHING
PREFIN. ALUM. R.W.L.
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

TOP OF PLATE

FRIEZE BD.

8" PRECAST CONC.
HEADER ON 8" PRECAST
CONC. STACK BOND

7
5
7
0
2
4
0
0
5
0
2
—

FIN. SECOND

CAULKING TO MATCH (TYP.)

TOP OF DOOR

HEADER W/ KEYSTONE

CH S

PC

FIN. GROUND

CONT. PRECAST CONC. SISIJUNKEN FORTY
OVER STONE VENTED

FIN. GRADE

1

100

CEMOR

aid

SEE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
										The undersigned has reviewed and takes responsibility for the design and construction of the above project. The design complies with the Ontario Building Code and the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste <i>JBaptiste</i> 25591 name <i>JBaptiste</i> 25591 phone 416-330-4782 fax 416-330-4782 qualification information VAS Design Inc. name VAS Design Inc. phone 416-330-4782 fax 416-330-4782 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 intended as a guide and the property of the Designer which must be returned at the completion of the work. No part of this set of drawings is to be reproduced or used in any way without the written consent of the Designer.										VA3 DESIGN 300A Victoria Avenue Toronto ON M5H 1S5 T 416.630.2255 F 416.630.4782 www.vasdesign.ca										BAYVIEW WELLINGTON project name CORNERBROOK (residential) location WHITBY, ON date APR 24 2014 drawn by <i>JBaptiste</i> checked by <i>JBaptiste</i> scale 3/16" = 1'-0"										TH10E-MOD. BEDFORD 8 project no. 14037																																																											
3. REVIS AS PER ENG COMMENTS										SEPT 21-15 RC										1. SET AS PER P.L. & ROOF TRUSS CO-ORD.										JUN 16-13 RC										2. ISSUE FOR CLIENT REVIEW										no description										FRONT ELEVATION & SECTION										14037-TH10E-MOD.dwg										4																			

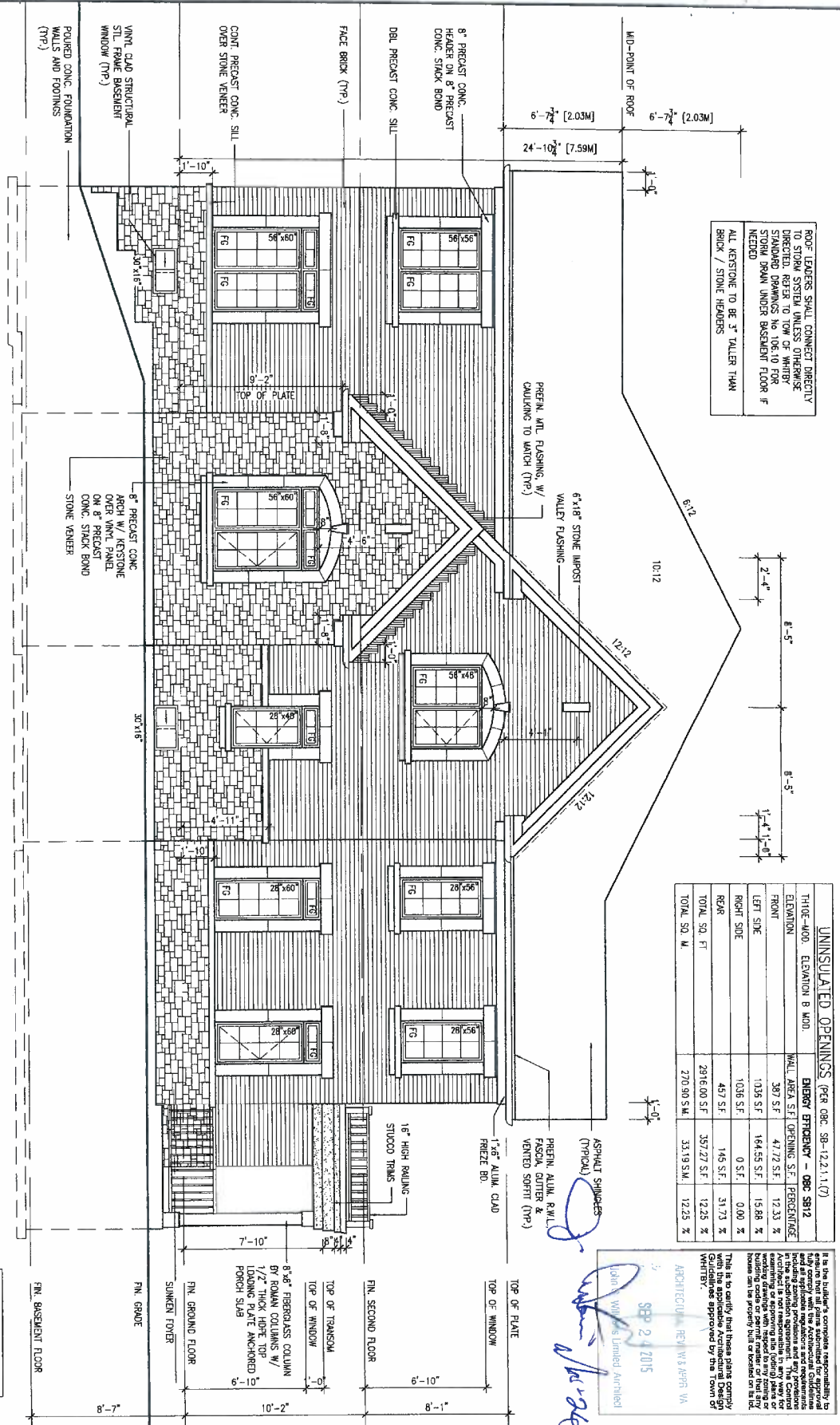
All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

UPGRADED SIDE ELEVATION 'B' MOD.

SEPT. 23, 2015



NOTE FOR EXTERIOR BALUNES:
52" HIGH WHOLE DISTANCE
FROM PORCH TO FINISH
GRADE IS LESS THAN 4'-0"
36" HIGH WHOLE DISTANCE
FROM PORCH TO FINISH
GRADE IS LESS THAN 4'-0"
42" HIGH WHOLE DISTANCE
FROM PORCH TO FINISH
GRADE IS LESS THAN 4'-0"



ROOF LEAKERS SHALL CONNECT DIRECTLY TO STORM SYSTEM UNLESS OTHERWISE SPECIFIED. STORM DRAINAGE SHALL BE UNDER STANDARD DRAINAGE. STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED.
ALL KEYSTONE TO BE 3" TALLER THAN BRICK / STONE HEADERS

UNINSULATED OPENINGS (PER CBC SB-12.2.1.1.7)			
TH10E-MOD. ELEVATION B MOD.	ENERGY EFFICIENCY - CBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	367 S.F.	47.72 S.F.	12.33 %
LEFT SIDE	1036 S.F.	164.52 S.F.	15.88 %
RIGHT SIDE	1036 S.F.	0 S.F.	0.00 %
REAR	457 S.F.	145 S.F.	31.73 %
TOTAL SQ. FT.	2916.00 S.F.	357.27 S.F.	12.25 %
TOTAL SQ. M.	270.90 S.M.	33.19 S.M.	12.25 %

SEP 24 2015
Architectural Review by S. J. Boyd
This is to certify that these plans comply with the applicable Ontario Building Code and are approved by the City of Toronto.

VAS DESIGN JODA Wilson Avenue Toronto ON M3H 1S8 416.630.2255 / 416.630.4782 vasdesign.com		BAYVIEW WELLINGTON project name: CORNERBROOK city: WHITBY, ON date: APR 2014 drawn by: [Signature] checked by: [Signature] scale: 3/16" = 1'-0"		TH10E-MOD. BEDFORD 8 project no. 14037 drawing no. 5 SIDE ELEVATION scale: 1/8" = 1'-0"	
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. registration information: Wellington Jno-Baptiste 25591 name: Jno-Baptiste registration number: 42658 VAS Design Inc.		3. REVISED AS PER END COMMENTS 2. REV. AS PER PL. & ROOF TRUSS CO-ORD. 1. ISSUE FOR CLIENT REVIEW no. description date by			



CONSTRUCTION NOTES (Unless otherwise noted)

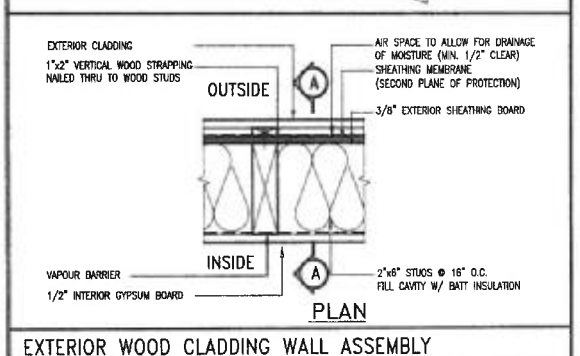
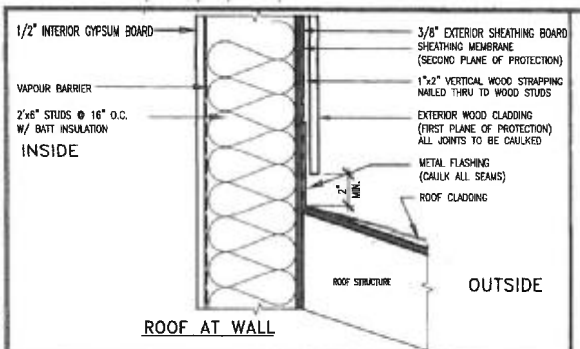
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORIZATIONS. THESE JURISDICTIONS. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. QNT. REG. 332/12-2012 OBC

1. ROOF CONSTRUCTION

NO.210 (10.23mm/2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "C" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED RAFTERS PROTECTED TO EXTEND 900mm (36") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND RAINER FACE OF EXTERIOR WALL. LEAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 12% OR GREATER. 38mm (1 1/2") TRUSS BRACING @ 1800mm (6'-0") O.C. AT BOTTOM CHORD, PURLIN, AND RAINER. EAVESTROUGH, FASCIA, RIM & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150mm (6") ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACING BEHIND 406 (16") ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.1.1.2).

2. FRAME WALL CONSTRUCTION (2"x4") (2"x6")

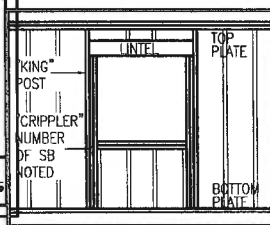
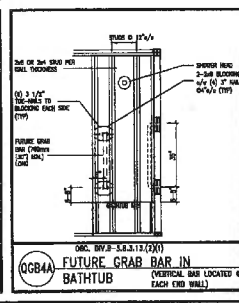
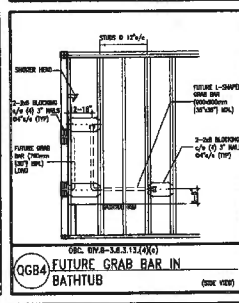
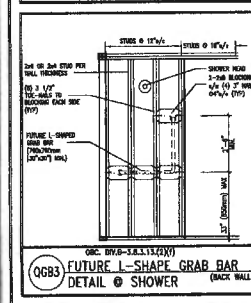
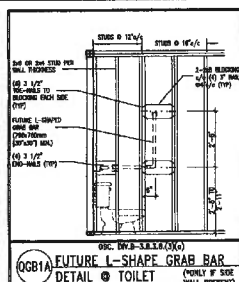
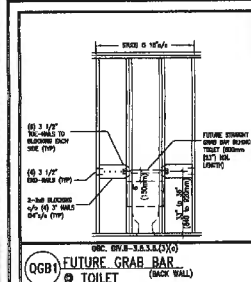
SINGING AS PER ELEV. 19x38 (1 1/2") VERTICAL WOOD FLOORING. CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING. 38x140 (2"x6") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC 9.1.2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6, 19.7, 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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 ADJUSTED TO RESIST HORIZ. AND VERT. LOADS OF 1.1 KN (250 LB). REFER TO OBC, DIV. 8 - 9.5.2.1, WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(i), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



MAX. HEIGHT FOR 2\"/>

2\"/>
2\"/>
3\"/>
3\"/>

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\"/>

MAX. HEIGHT FOR 2\"/>

2\"/>
2\"/>
2\"/>
2\"/>

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\"/>

** 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				

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.
 25591
 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 used.

VAD DESIGN
 300A Wilson Avenue
 Toronto ON M3H 1S8
 416.630.2255 / 416.630.4782
 vadesign.com

BAYVIEW WELLINGTON

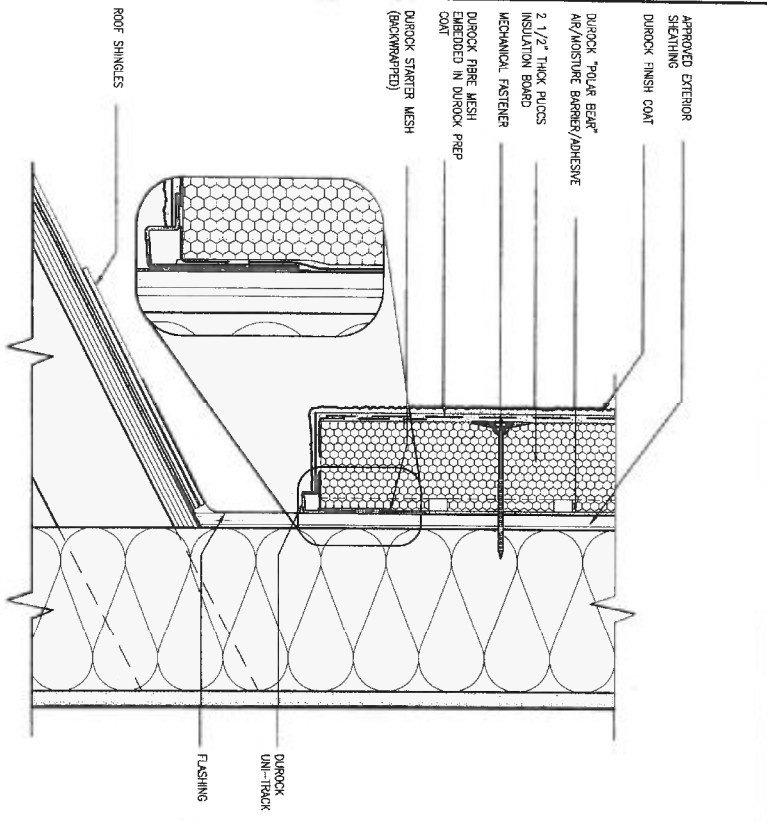
CONST NOTE

project name	CORNERBROOK	drawn by	WHITBY	project no.	14037
date	APR 2014	checked by		scale	3/16\"/>
RC				14037-CONST-08C 2015	
revision	H:\ARCHIVE\WORKING\2014\14037.BP\units\14037-CONST-08C 2015.dwg - Thu - Sep 17 2015 - 2:12 PM				



SEPT 23, 2015

CN2



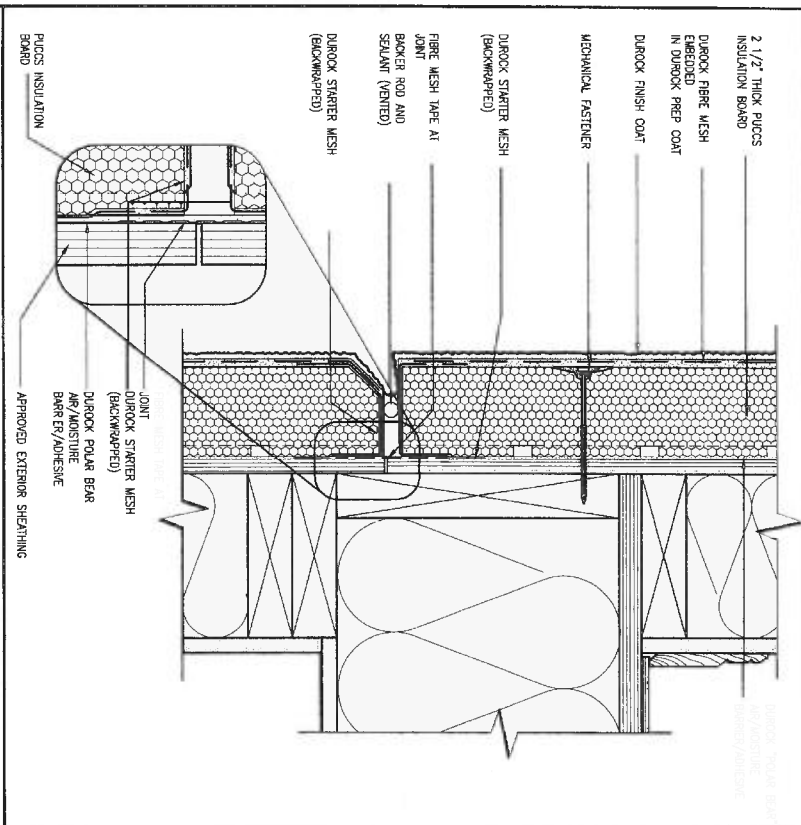
3
CN4

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

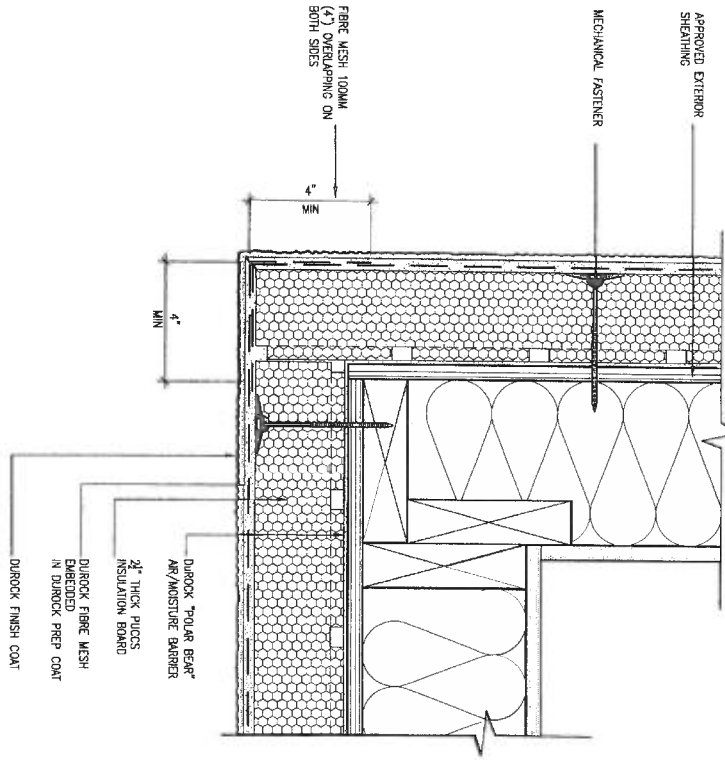


4
CN4

HORIZONTAL EXPANSION JOINT

SCALE: 3"=1'-0"

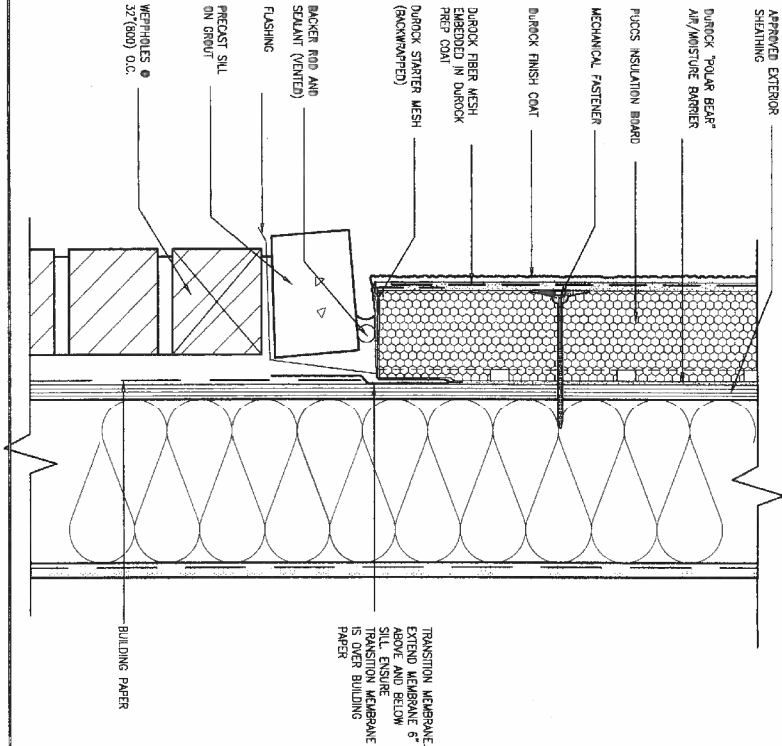
		BAYVIEW WELLINGTON		CONST. NOTE	
project name CORNERBROOK		municipality WHTBY		drawing no. CN4	
date APR 2014		checked by RC		scale 3/16" = 1'-0"	
drawn by RC		file name 14037-CONST-08C 2015		construction notes 14037-CONST-08C 2015	
RC:W00 - H:\ARC\CLIVE\WORKING\2014\14037-08C\14037-CONST-08C 2015.dwg - Thu - Sep 17 2015 - 2:14 PM					



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

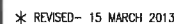
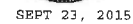
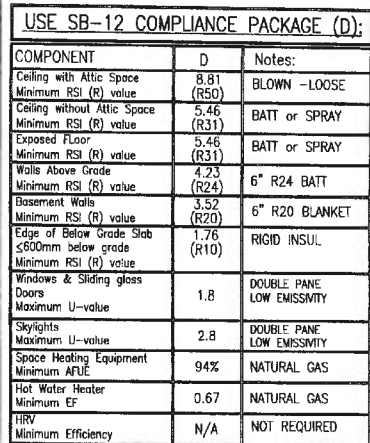


6 STUCCO / MASONRY PLINTH CONNECTION

CNS SCALE: 3" = 1'-0"

1 ISSUE FOR CLIENT REVIEW no. description date by		The undersigned has reviewed and takes responsibility for this design and has the qualifications and made the requirements set out in the Ontario Building Code to be a Designer. specification information Wellington Jno-Baptiste 25581 name registration information VAS Design Inc. 42658		2 UPDATE TO CODE APR 16-15 RC MAY 07-14 RC		3 CORNER DETAIL APR 16-15 RC MAY 07-14 RC		4 STUCCO / MASONRY PLINTH CONNECTION APR 16-15 RC MAY 07-14 RC		5 BAYVIEW WELLINGTON CORNER DETAIL APR 16-15 RC MAY 07-14 RC		6 STUCCO / MASONRY PLINTH CONNECTION APR 16-15 RC MAY 07-14 RC		7 BAYVIEW WELLINGTON CORNER DETAIL APR 16-15 RC MAY 07-14 RC		8 STUCCO / MASONRY PLINTH CONNECTION APR 16-15 RC MAY 07-14 RC		9 BAYVIEW WELLINGTON CORNER DETAIL APR 16-15 RC MAY 07-14 RC		10 STUCCO / MASONRY PLINTH CONNECTION APR 16-15 RC MAY 07-14 RC	
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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

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.	VAS DESIGN 3004 Wilson Avenue Toronto ON M8N 1S8 t 416.630.2255 f 416.630.4782 vasdesign.com	BAYVIEW WELLINGTON CORNERBROOK drawn by date APR 2014 checked by scale 3/16" = 1'-0"	CONST NOTE CONSTRUCTION NOTES 14037-CONST-ORC 2015	project no. 14037 drawing no.
1	UPDATE TO CODE	APR 18-15 RC				
2	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC				
3	no description	date file				CN6

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Architectural drawing showing a side elevation of a window unit. The drawing includes the following labels and dimensions:

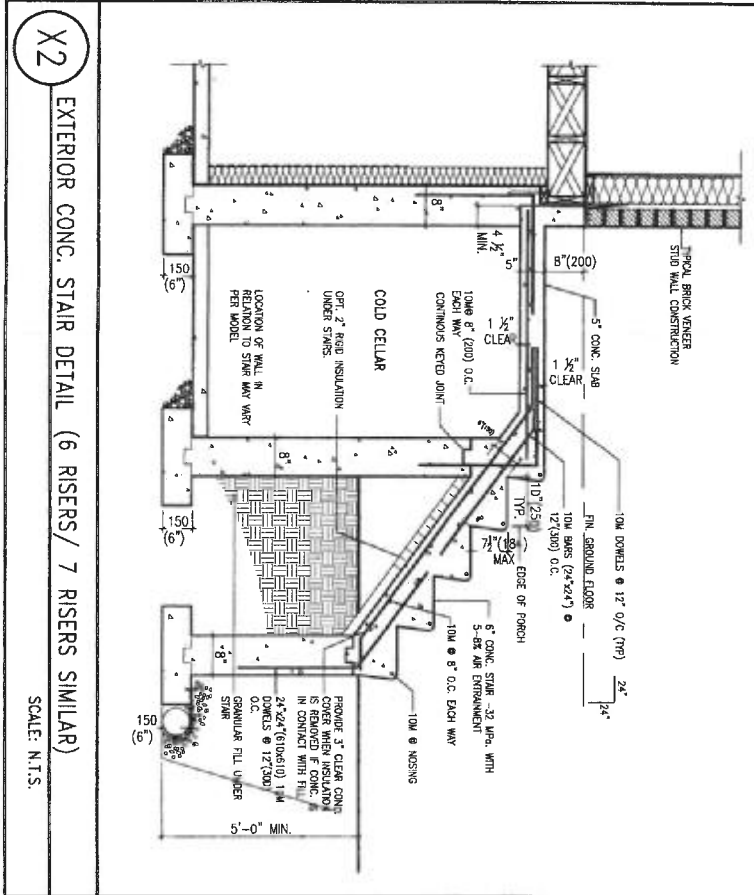
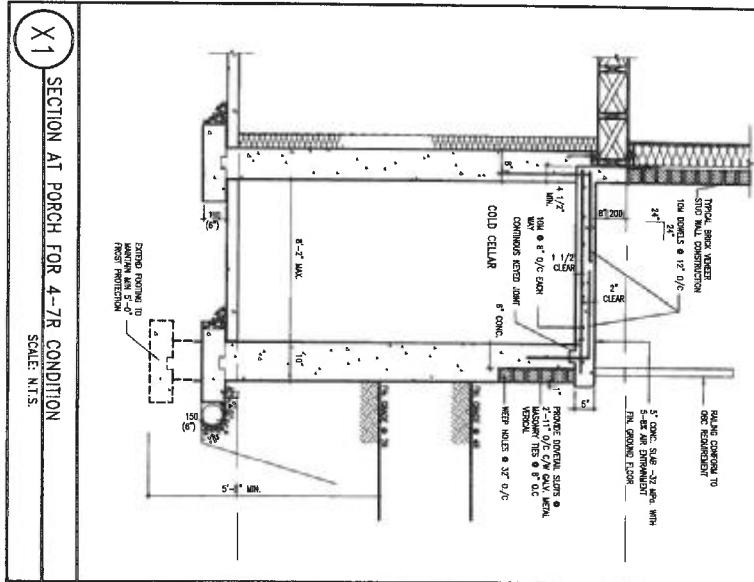
- FINISHED SECOND FLOOR** (top horizontal line)
- FINISHED GROUND FLOOR** (horizontal line below second floor)
- FINISHED BASEMENT FLOOR** (horizontal line below ground floor)
- FINISHED GRADE** (horizontal line at the bottom)
- FINISHED FLOOR** (horizontal line within the window unit)
- 1/3 OF FLOOR JOIST** (vertical dimension line labeled **A**)
- W** (horizontal dimension line across the window unit)
- B** (horizontal dimension line from the finished ground floor to the finished basement floor)
- X** (horizontal dimension line from the finished basement floor to the finished grade)
- MID-POINT OF BASEMENT HEIGHT 'B'** (vertical dimension line labeled **B**)
- 56" x 72"** (window frame dimensions in the detail inset)
- FG** (label in the detail inset)

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



SEPT 23, 2015

9	-	-	understand and accept full responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 3000 Wilket Avenue Toronto ON M3J 1S8 P 416.630.2256 F 416.630.4782 va1design.com	project name CORNERBROOK	project no. 14037	
8	-	-	name V&A Design Inc.		project no. WHITBY	drawing no.	
7	-	-	registration information 25591		date APR 2014	CONSTRUCTION NOTES 14037-CORNERBROOK-2015	
6	-	-	42658		check by		scale
5	-	-					
4	-	-					
3	-	-					
2	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 statements of service and the property of the Designer which must be retained at the completion of the work. Drawings are not to be copied.				
1	MAY 07-14	RC					
0	no description	no					



SEPT 23, 2015

1. ISSUE FOR CLIENT REVIEW 2. UPDATE TO CODE 3. MAY 07-14 RC 4. APR 15-15 RC 5. MAY 07-14 RC 6. APR 15-15 RC 7. MAY 07-14 RC 8. APR 15-15 RC 9. MAY 07-14 RC	10. MAY 07-14 RC 11. APR 15-15 RC 12. MAY 07-14 RC 13. APR 15-15 RC 14. MAY 07-14 RC 15. APR 15-15 RC 16. MAY 07-14 RC 17. APR 15-15 RC 18. MAY 07-14 RC 19. APR 15-15 RC 20. MAY 07-14 RC	21. APR 15-15 RC 22. MAY 07-14 RC 23. APR 15-15 RC 24. MAY 07-14 RC 25. APR 15-15 RC 26. MAY 07-14 RC 27. APR 15-15 RC 28. MAY 07-14 RC 29. APR 15-15 RC 30. MAY 07-14 RC	31. APR 15-15 RC 32. MAY 07-14 RC 33. APR 15-15 RC 34. MAY 07-14 RC 35. APR 15-15 RC 36. MAY 07-14 RC 37. APR 15-15 RC 38. MAY 07-14 RC 39. APR 15-15 RC 40. MAY 07-14 RC	41. APR 15-15 RC 42. MAY 07-14 RC 43. APR 15-15 RC 44. MAY 07-14 RC 45. APR 15-15 RC 46. MAY 07-14 RC 47. APR 15-15 RC 48. MAY 07-14 RC 49. APR 15-15 RC 50. MAY 07-14 RC
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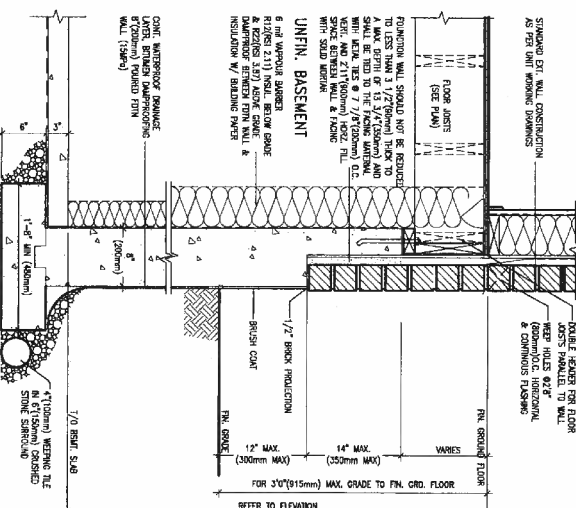
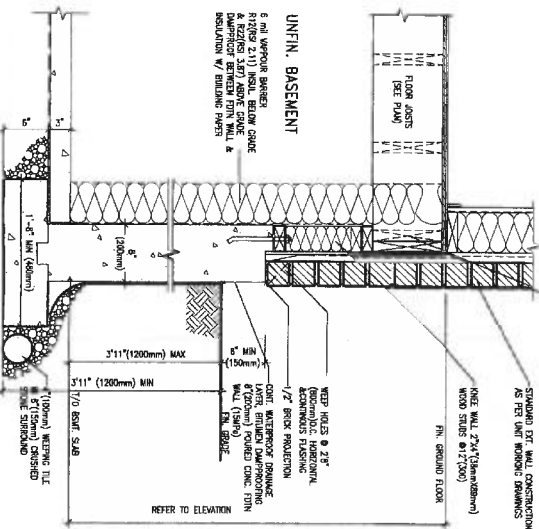
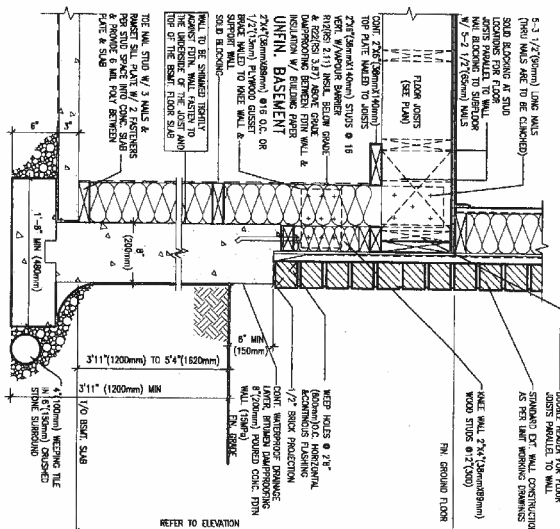
300A Wilson Avenue
Toronto ON M6H 1S8
416.630.2255 / 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON

CONST NOTE

Project Name: CORNERBROOK Date: APR 2014 Drawn by: RC	Checked by: 3/16" = 1'-0" Scale: 14037-CONST-08C 2015 Drawn by: S.J. BOYD	Project No: 14037 Const No: CN8 Drawn by: S.J. BOYD
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SEPT 23, 2015

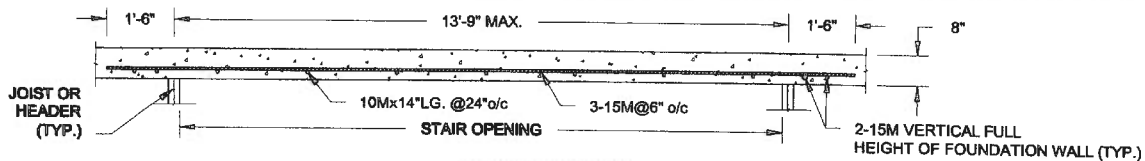
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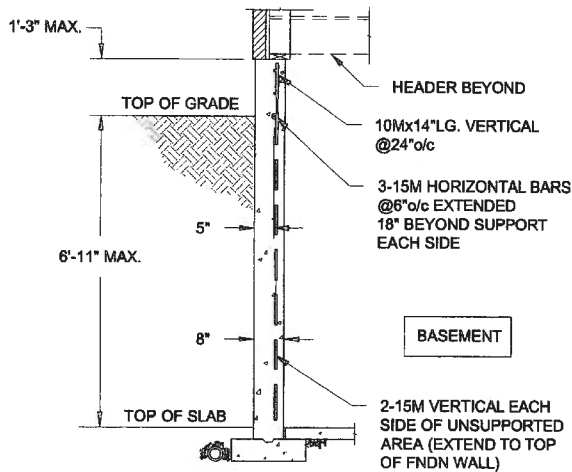
BAYVIEW WELLINGTON

CONST NOTE

Project name CORNERBROOK	Client WHITBY	Project no. 14037	Drawing no. C99
Date APR 2014	Checked by 3/16" = 1'-0"	Scale 14037-CONST-00C 2015	File name 14037-CONST-00C 2015
Created by RICHARD - H:\ARCHIVE\WORKING\2014\14037\DWG\14037-CONST-00C 2015.dwg	Thru Sep 17 2015 - 2:12 PM	Project location 14037-CONST-00C 2015	Project description 14037-CONST-00C 2015



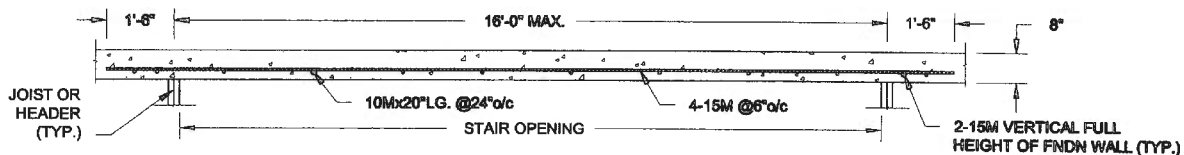
PLAN VIEW
NOT TO SCALE



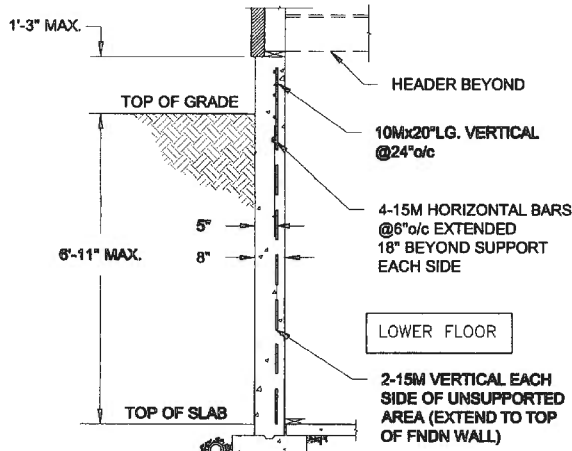
NOTE:

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

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



PLAN VIEW
NOT TO SCALE



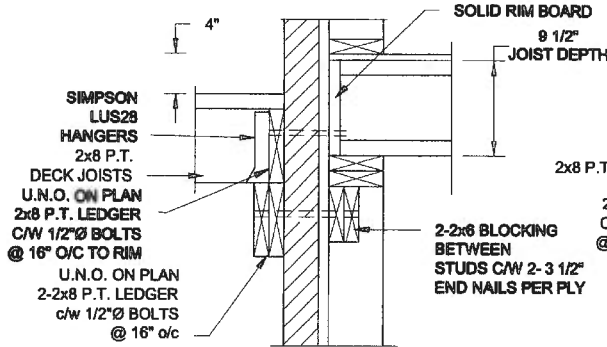
NOTE:

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

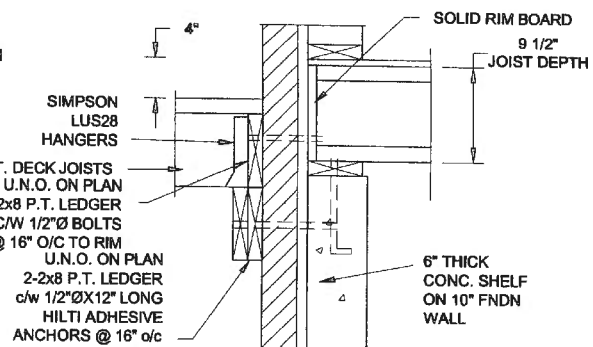
1B **LATERALLY UNSUPPORTED WALL**
S1 SCALE: 3/8" = 1'-0"

Scale: AS NOTED Date: SEP-10-2010 Drawn: SC Checked: SJB	QUAILE ENGINEERING LTD.  38 Portside 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: DAYVIEW WILLOWBROOK HOMES - COSSWICK TOWN PROJECT WILLOWBROOK, ONTARIO Typical Structural Details Project No.: 15-176 Drawing No.: S1
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FOR 9 1/2" JOIST DEPTH



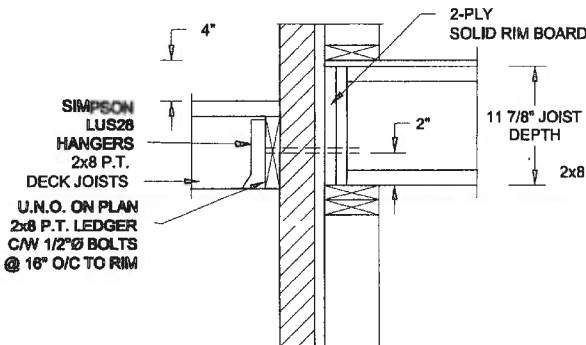
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



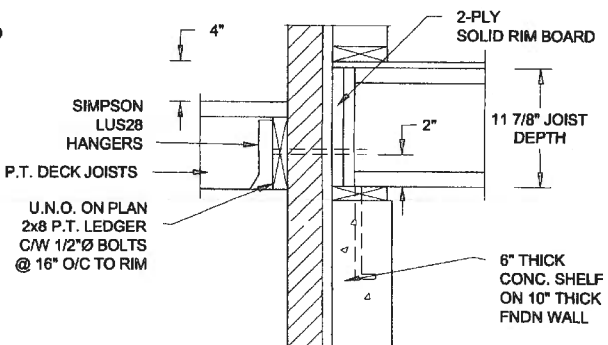
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

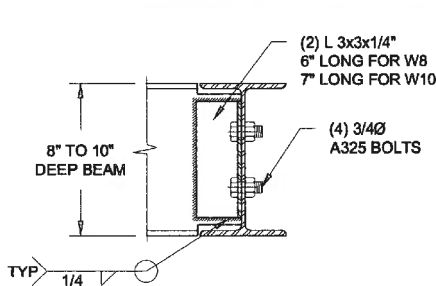


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

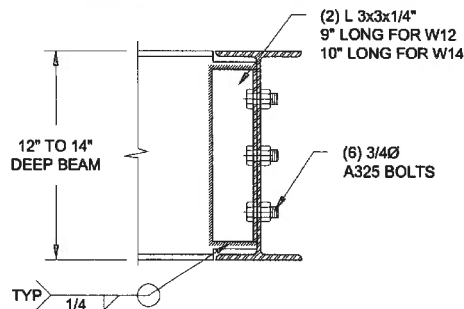


2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



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

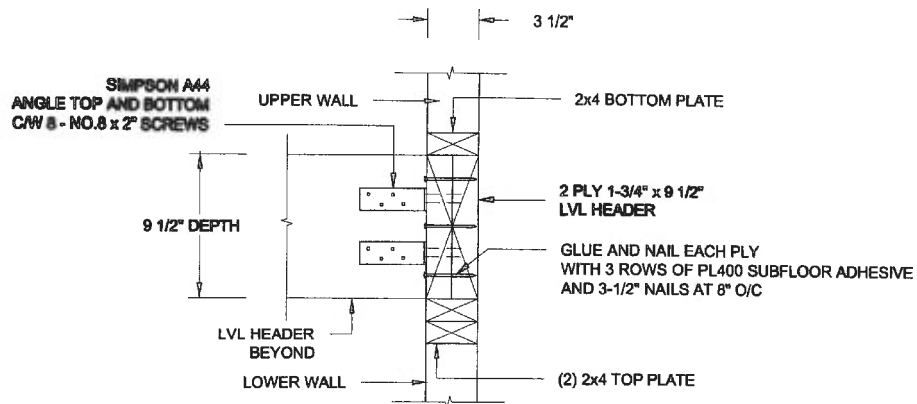


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W300x72) BEAM MAX.

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

Scale: AS NOTED		QUAILE ENGINEERING LTD.		Engineer's Seal 	Project: BAYVIEW WILMINGTON HOMES - COMMERCIAL TOWNHOMES PROJECT TWOET, ONTARIO	
Date: SEP-10-2010					TYPICAL STRUCTURAL DETAILS	
Drawn: SC	Checked: SJB	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaille.eng@rogers.com			Project No.: 16-176	Drawing No.: S2
					SEPT 21, 2015	

FOR 9 1/2" JOIST DEPTH

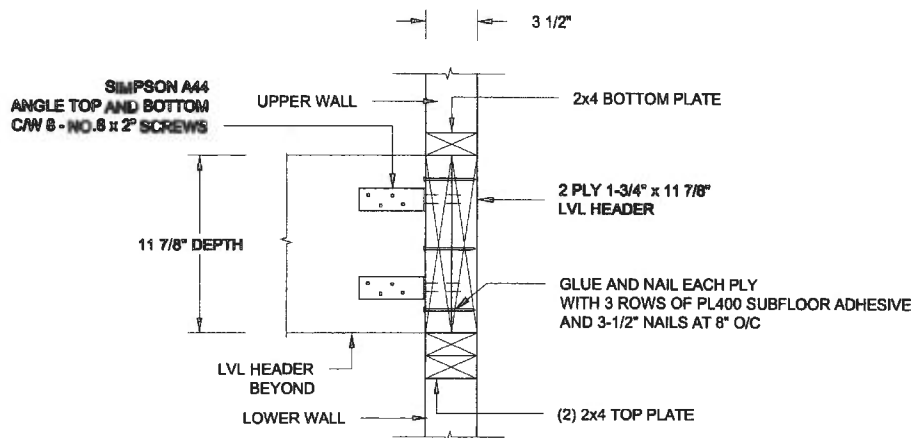


1A
S3

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"

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: DAYVIEW WILMINGTON HOMES - COMMERCIAL TRADING PROJECT WILMINGTON, ONTARIO TYPICAL STRUCTURAL DETAILS	
Drawing No.: SC	Checked: SJB	Project No.: 14-176		Drawing No.: S3			