

NOTE: REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT

$$\text{BUILDING AREA (INC. PORCH)} = 6857 \text{ S.F.} \\ (637.02 \text{ S.M.})$$

WOOD LINTELS AND BUILT-UP WOOD BEAMS

LOOSE STEEL UNITS

L7	90	90	6.0L	$(3\text{--}1/2" \times 3\text{--}1/2" \times 1/4")$
L8	90	90	8.0L	$(3\text{--}1/2" \times 3\text{--}1/2" \times 5/16")$
L9	100	90	8.0L	$(4" \times 3\text{--}1/2" \times 5/16")$
L10	125	90	8.0L	$(5" \times 3\text{--}1/2" \times 5/16")$
L11	125	90	10.0L	$(5" \times 3\text{--}1/2" \times 3/8")$
L12	150	100	10.0L	$(6" \times 4" \times 3/8")$
L13	150	100	10.0L	$(7" \times 4" \times 3/8")$

LAMINATED VENEER (LVL) BEAMS	
UL1A	1-1 / 3/4 x 7 / 1/2 (1-45x184)
UL1B	2-1 / 3/4 x 7 / 1/2 (2-45x184)
UL2	3-1 / 3/4 x 7 / 1/2 (3-45x184)
UL3	4-1 / 3/4 x 7 / 1/2 (4-45x184)
UL4A	1-1 / 3/4 x 9 / 1/2 (1-45x240)
UL4B	2-1 / 3/4 x 9 / 1/2 (2-45x240)
UL5	3-1 / 3/4 x 9 / 1/2 (3-45x240)
UL5A	4-1 / 3/4 x 9 / 1/2 (4-45x240)
UL6A	1-1 / 3/4 x 11 / 8 (1-45x300)
UL6	2-1 / 3/4 x 11 / 8 (2-45x300)
UL7	3-1 / 3/4 x 11 / 8 (3-45x300)
UL7B	4-1 / 3/4 x 11 / 8 (4-45x300)

WINDOWS:
1) **MINIMUM BEDROOM WINDOW - OBC. 9.7.1.3.-**
AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM IS TO
HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE
AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3").

2) WINDOW GUARDS - OBC. 9.7.1.6. & 9.8.8.
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").

3) EXTERIOR WINDOWS
SHALL COMPLY WITH CBC DIV.-B 9.7.1.7. & SB12-2.1.1.8

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

REFER TO INDIVIDUAL
UNITS FOR THE
FOLLOWING
-GROUND FLOOR ROOF

STRUCTURE
--BASEMENT AND GROUND
FLOOR LINTELS
--GROUND FLOOR AND
SECOND FLOOR
STRUCTURE
--DOUBLE VOLUME WALL
LOCATION AND DETAILS
--CONCRETE SLABS

NOTE:
ROOF TRUSSES AND
SECOND FLOOR LINTELS
SHOWN ON BLOCK

[illegible]

It is the builder's complete responsibility to comply with the Architectural Code and all applicable building codes and requirements in the jurisdiction. The Council Architect is not responsible in any way for working drawings with respect to any zoning or building code or performance or that any license shall be properly held or placed on a license.

This is to certify that these plans comply with the applicable Architectural Design Ordinance as approved by the Town of WATKINS.

VA3
DESIGN

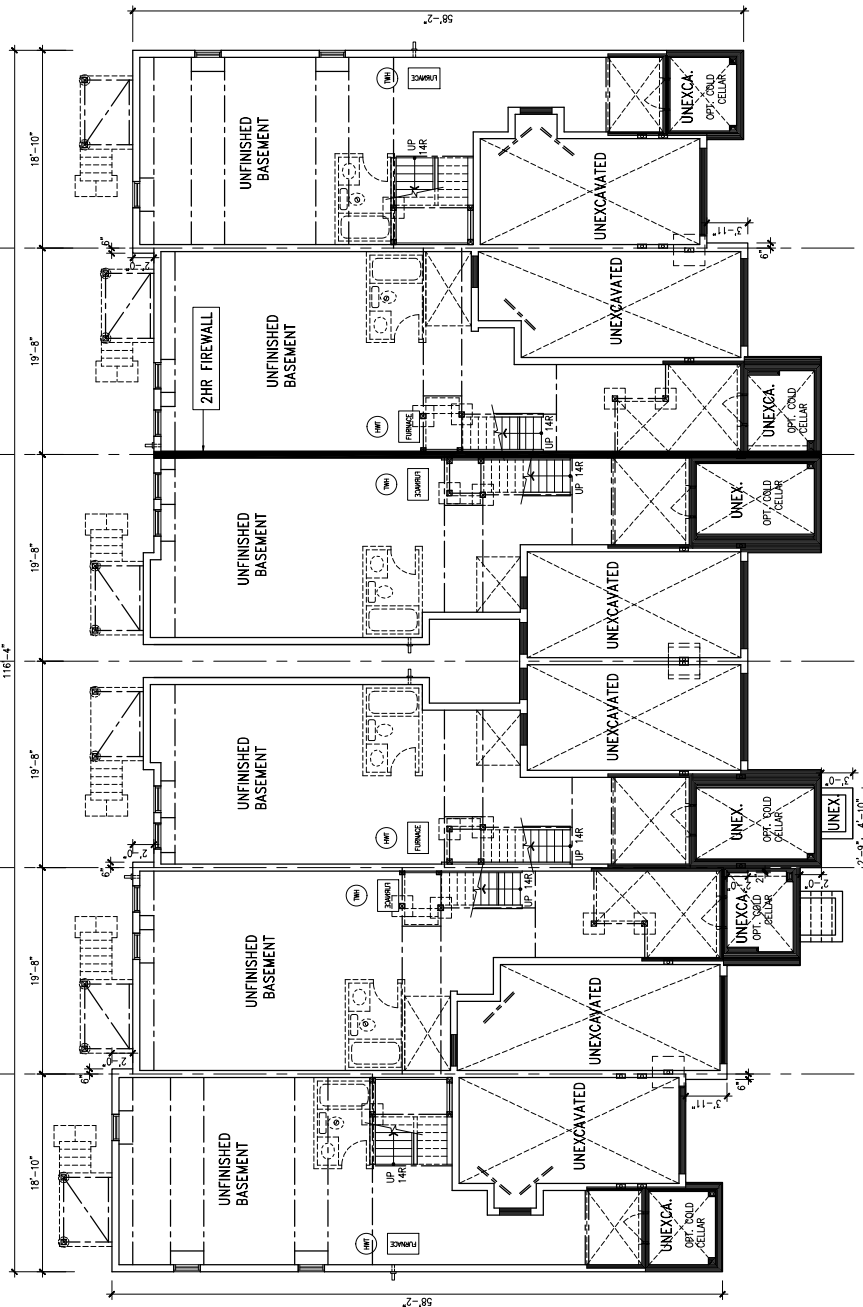
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements and has the design.

qualification statement
 Washington, Inc. 25501
 name
 registration information
 BOB
 1/

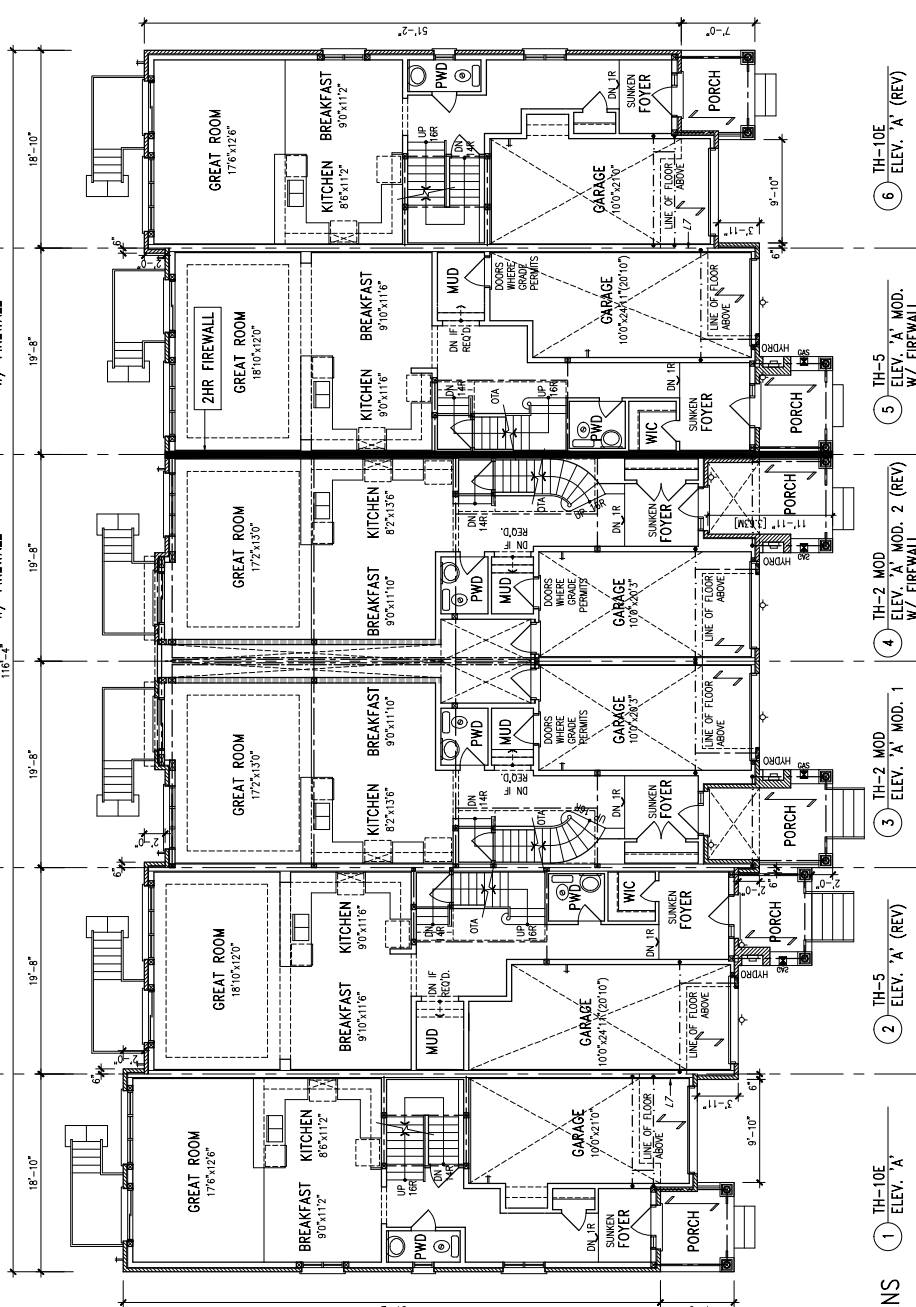
 V&S Design Inc. 42853	BAYVIEW WELLINGTON CORNERBROOK
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BLOCK 11

BASEMENT PLANS



GROUND FLOOR PLANS



WOOD UNITS AND BUILD-UP WOOD BEAMS	
L1	2/38 = 164 (0.27) x 3/12 SRF 42
L2	3/38 = 184 (0.27) x 3/12 SRF 42
B1	2/38 = 164 (0.27) x 3/12 SRF 42
B2	3/38 = 184 (0.27) x 3/12 SRF 42
L3	2/38 = 235 (0.27) x 107 SRF 42
B3	3/38 = 235 (0.27) x 107 SRF 42
L4	4/38 = 235 (0.27) x 127 SRF 42
B4	4/38 = 235 (0.27) x 127 SRF 42
L5	2/38 = 286 (0.27) x 127 SRF 42
B5	4/38 = 286 (0.27) x 127 SRF 42
L6	4/38 = 286 (0.27) x 127 SRF 42
L7	90 x 90 x 6.0, (3-1/2" x 3-1/2" x 1/4")
L8	90 x 90 x 8.0, (3-1/2" x 3-1/2" x 5/16")
L9	100 x 90 x 8.0, (3-1/2" x 3-1/2" x 5/16")
L10	100 x 90 x 10.0, (3-1/2" x 3-1/2" x 5/8")
L11	125 x 90 x 10.0, (3-1/2" x 3-1/2" x 5/8")
L12	150 x 100 x 10.0, (6" x 4" x 5/8")
L13	180 x 100 x 10.0, (6" x 4" x 5/8")
LOOSE STEEL UNITS	
L7	90 x 90 x 6.0, (3-1/2" x 3-1/2" x 1/4")
L8	90 x 90 x 8.0, (3-1/2" x 3-1/2" x 5/16")
L9	100 x 90 x 8.0, (3-1/2" x 3-1/2" x 5/16")
L10	100 x 90 x 10.0, (3-1/2" x 3-1/2" x 5/8")
L11	125 x 90 x 10.0, (3-1/2" x 3-1/2" x 5/8")
L12	150 x 100 x 10.0, (6" x 4" x 5/8")
L13	180 x 100 x 10.0, (6" x 4" x 5/8")
LAMINATED YENGER LUMBER (LYL) BEAMS	
LYA-1	1-1/4" x 7" x 12" (1-46x184)
LYA-2	2-1/4" x 7" x 12" (2-46x184)
LYA-3	3-1/4" x 7" x 12" (3-46x184)
LYA-4	4-1/4" x 7" x 12" (4-46x184)
LYA-5	5-1/4" x 7" x 12" (5-46x184)
LYA-6	6-1/4" x 7" x 12" (6-46x184)
LYA-7	7-1/4" x 7" x 12" (7-46x184)
LYA-8	8-1/4" x 7" x 12" (8-46x184)
LYA-9	9-1/4" x 7" x 12" (9-46x184)
LYA-10	10-1/4" x 7" x 12" (10-46x184)
LYA-11	11-1/4" x 7" x 12" (11-46x200)
LYA-12	12-1/4" x 7" x 12" (12-46x200)
LYA-13	13-1/4" x 7" x 12" (13-46x200)
LYA-14	14-1/4" x 7" x 12" (14-46x200)
LYA-15	15-1/4" x 7" x 12" (15-46x200)
LYA-16	16-1/4" x 7" x 12" (16-46x200)
LYA-17	17-1/4" x 7" x 12" (17-46x200)
LYA-18	18-1/4" x 7" x 12" (18-46x200)
LYA-19	19-1/4" x 7" x 12" (19-46x200)
LYA-20	20-1/4" x 7" x 12" (20-46x200)
LYA-21	21-1/4" x 7" x 12" (21-46x200)
LYA-22	22-1/4" x 7" x 12" (22-46x200)
LYA-23	23-1/4" x 7" x 12" (23-46x200)
LYA-24	24-1/4" x 7" x 12" (24-46x200)
LYA-25	25-1/4" x 7" x 12" (25-46x200)
LYA-26	26-1/4" x 7" x 12" (26-46x200)
LYA-27	27-1/4" x 7" x 12" (27-46x200)
LYA-28	28-1/4" x 7" x 12" (28-46x200)
LYA-29	29-1/4" x 7" x 12" (29-46x200)
LYA-30	30-1/4" x 7" x 12" (30-46x200)
LYA-31	31-1/4" x 7" x 12" (31-46x200)
LYA-32	32-1/4" x 7" x 12" (32-46x200)
LYA-33	33-1/4" x 7" x 12" (33-46x200)
LYA-34	34-1/4" x 7" x 12" (34-46x200)
LYA-35	35-1/4" x 7" x 12" (35-46x200)
LYA-36	36-1/4" x 7" x 12" (36-46x200)
LYA-37	37-1/4" x 7" x 12" (37-46x200)
LYA-38	38-1/4" x 7" x 12" (38-46x200)
LYA-39	39-1/4" x 7" x 12" (39-46x200)
LYA-40	40-1/4" x 7" x 12" (40-46x200)
LYA-41	41-1/4" x 7" x 12" (41-46x200)
LYA-42	42-1/4" x 7" x 12" (42-46x200)
LYA-43	43-1/4" x 7" x 12" (43-46x200)
LYA-44	44-1/4" x 7" x 12" (44-46x200)
LYA-45	45-1/4" x 7" x 12" (45-46x200)
LYA-46	46-1/4" x 7" x 12" (46-46x200)
LYA-47	47-1/4" x 7" x 12" (47-46x200)
LYA-48	48-1/4" x 7" x 12" (48-46x200)
LYA-49	49-1/4" x 7" x 12" (49-46x200)
LYA-50	50-1/4" x 7" x 12" (50-46x200)
LYA-51	51-1/4" x 7" x 12" (51-46x200)
LYA-52	52-1/4" x 7" x 12" (52-46x200)
LYA-53	53-1/4" x 7" x 12" (53-46x200)
LYA-54	54-1/4" x 7" x 12" (54-46x200)
LYA-55	55-1/4" x 7" x 12" (55-46x200)
LYA-56	56-1/4" x 7" x 12" (5

WINDOWS:

- 1) **MINIMUM BEDROOM WINDOW -ORC, 9.7.1.3.-**
AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM IS TO HAVE MIN. 0.35m² UNOBTSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3").
- 2) **WINDOW GUARDS -ORC, 9.7.1.6. & 9.8.8.**
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").

3) EXTERIOR WINDOWS
SHALL COMPLY WITH CBC DIV.-B 9.7.1.7. & SB12-2.1.1.8

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

REFER TO INDIVIDUAL
UNITS FOR THE
FOLLOWING
-GROUND FLOOR ROOF

STRUCTURE
--BASEMENT AND GROUND
FLOOR LINTELS
--GROUND FLOOR AND
SECOND FLOOR
STRUCTURE
--DOUBLE VOLUME WALL
LOCATION AND DETAILS
--CONCRETE SLABS

NOTE:
ROOF TRUSSES AND
SECOND FLOOR LINTELS
SHOWN ON BLOCK

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	AUG. 25/15	BT
2	REV. AS PER ROOF TRUSS CO-ORD.	SEP. 11/15	RC
3	REV. BLOCK 12 LOT 12 AS PER GRADING COND.		
4			
5			
6			
7			
8			
9			
10			

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 architect which must be returned at the completion of the work. Dimensions are not to be scaled.

VA3
DESIGN

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The purchaser has reviewed and takes responsibility for VAS design and construction. The purchaser agrees to indemnify and hold VAS Design harmless from all claims, damages, costs and expenses incurred by VAS Design as a result of the purchase. This agreement shall be binding upon the purchaser and its successors.

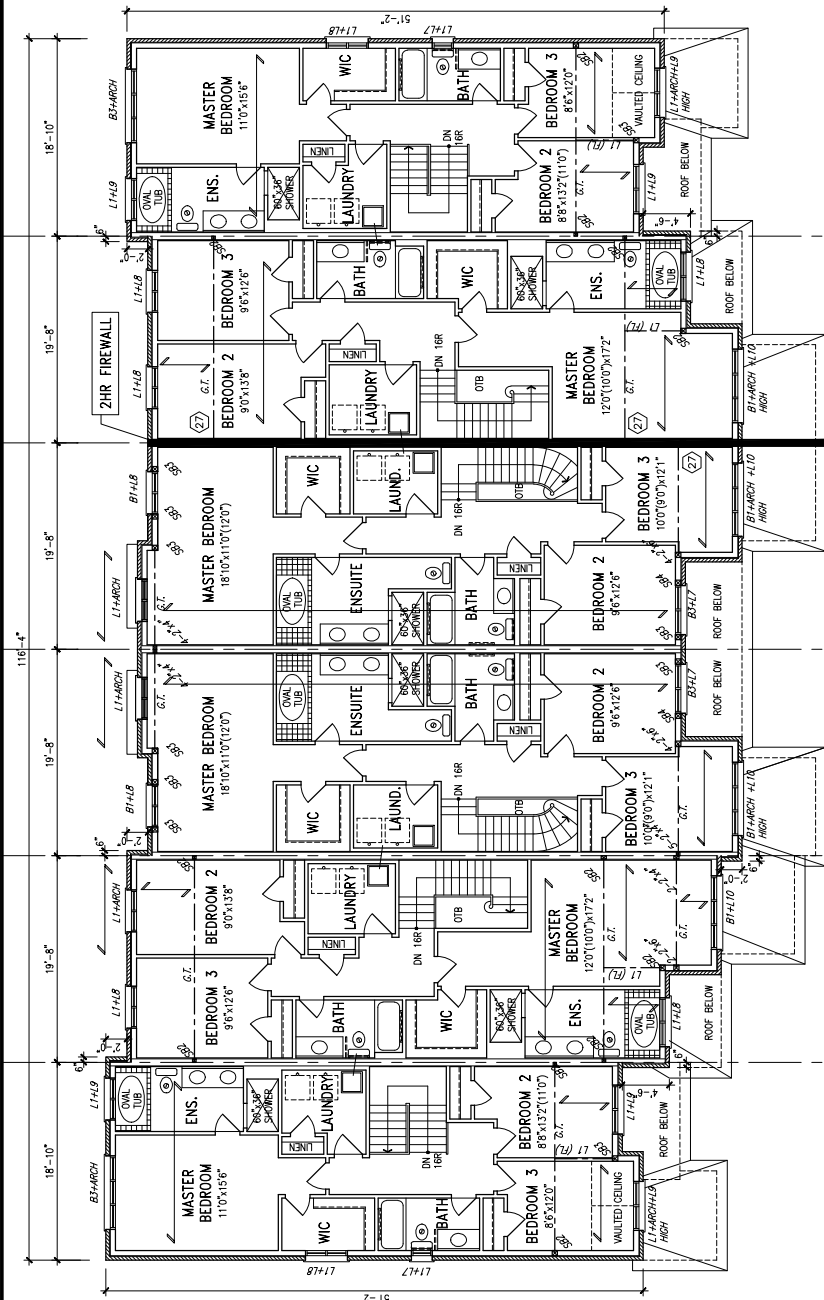
Washington Area-Regionals
Joseph

name
regional/information
VAS Design Inc.
RCH
42658

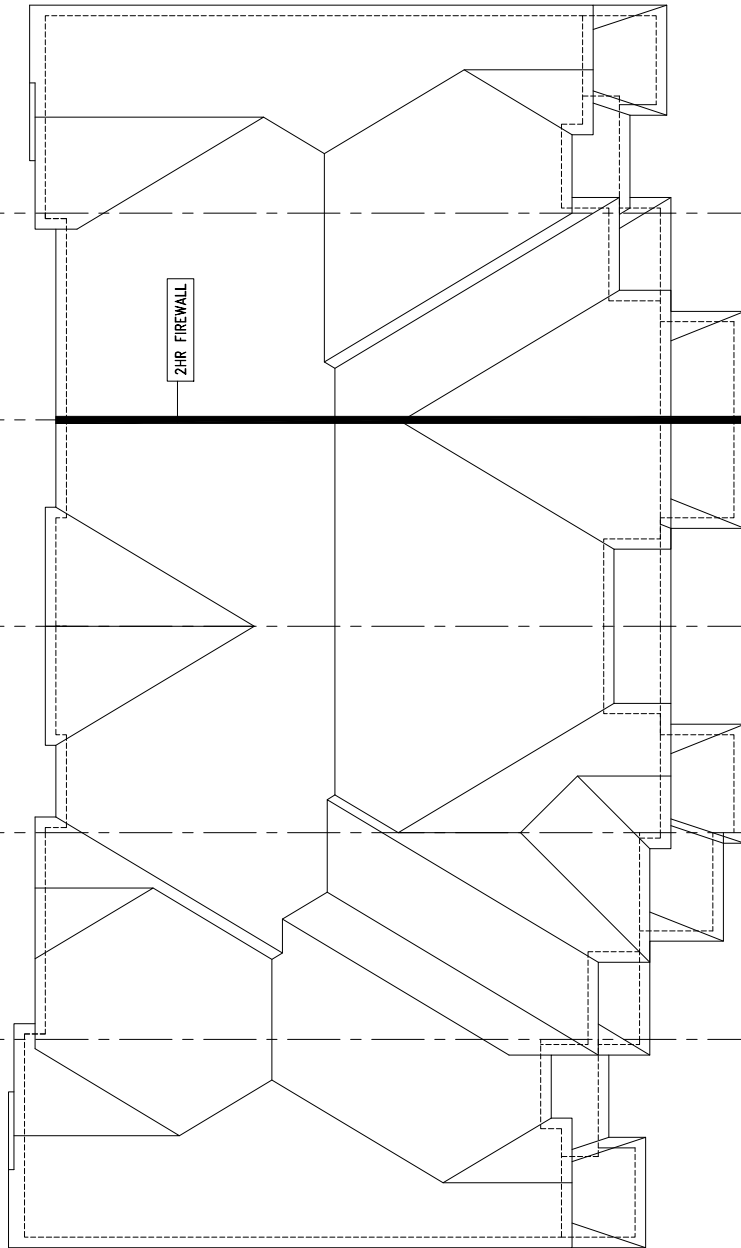
	BAYVIEW WELLINGTON
project name	CORNERBROOK

title	date	width	marking no.
from by	MAY 2015	1/8" = 1'-0"	
drawn by		(NATS) - 2nd floor	2
check by			
project no.	WHITNEY, ONL.		
multiplot			
sheet name	-		
sheet no.			14037
block	BLOCK 11		

BLOCK 11



SECOND FLOOR PLANS



1 TH-10E
ELEV. 'A'

ROOF PLANS

As the plan's sponsors determined that it was in the best interests of the community that all citizens be informed of the plan, they, with the Alachua County Board of Commissioners, decided to hold public hearings regarding zoning provisions and any amendments to the additional agreements. The County Board of Commissioners, the Planning Board, and the Alachua County Board of Commissioners, or any of their committees or subcommittees, are authorized to prepare, adopt, amend, or repeal any zoning code or zoning ordinance or any other ordinance that is necessary or beneficial to the plan.

This is to certify that these plans comply with the provisions of the Alachua County Board of Commissioners and the Town of WHITEY.

WOOD LINTELS AND BUILT-UP WOOD BEAMS			
L1	2/36 x 164 (2/27 x 8")	SPR.42	
B1	3/36 x 164 (3/27 x 8")	SPR.42	
B2	4/36 x 164 (4/27 x 8")	SPR.42	
B7	5/36 x 164 (5/27 x 8")	SPR.42	
L3	2/36 x 235 (2/27 x 10")	SPR.42	
B3	3/36 x 235 (3/27 x 10")	SPR.42	
B4	4/36 x 235 (4/27 x 10")	SPR.42	
L5	2/36 x 266 (2/27 x 12")	SPR.42	
B5	3/36 x 266 (3/27 x 12")	SPR.42	
B6	4/36 x 266 (4/27 x 12")	SPR.42	

LOOSE STEEL LINELS

L7	90	90	100.0	$(3\frac{1}{2} - 1/2^* \times 3 - 1/2^* \times 1/4^*)$
L8	90	90	80.0	$(3\frac{1}{2} - 1/2^* \times 3 - 1/2^* \times 5/16^*)$
L9	100	90	80.0	$(4^* \times 3 - 1/2^* \times 5/16^*)$
L10	125	90	80.0	$(4^* \times 3 - 1/2^* \times 5/16^*)$
L11	125	90	100.0	$(5^* \times 3 - 1/2^* \times 3/8^*)$
L12	150	100	100.0	$(6^* \times 4^* \times 3/8^*)$
L13	180	100	100.0	$(7^* \times 4^* \times 3/8^*)$

LAMINATED VENEER LUMBER (V.L.) BEAMS	
VL1A	1-1/4"x7/16" (1-45x184)
VL1	2-1/4"x7/16" (2-45x184)
VL2	3-1/4"x7/16" (3-45x184)
VL3	4-1/4"x7/16" (4-45x184)
VL4A	1-1/4"x9/16" (1-45x240)
VL4	2-1/4"x9/16" (2-45x240)
VL5	3-1/4"x9/16" (3-45x240)
VL5A	4-1/4"x9/16" (4-45x240)
VL6A	1-3/4"x11/8" (1-45x300)
VL6	2-3/4"x11/8" (2-45x300)
VL7	3-3/4"x11/8" (3-45x300)
VL8	4-3/4"x11/8" (4-45x300)

1) MINIMUM BEDROOM WINDOW - OBC. 9.7.1.3.-
AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM IS TO
HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE
AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3").

2) WINDOW GUARDS - OBC, 9.7.1.6, & 9.8.8.
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").

3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DW.-B 9.7.1.7. & SB12-2.1.1.8

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

REFER TO INDIVIDUAL
UNITS FOR THE
FOLLOWING
-GROUND FLOOR ROOF
STRUCTURE

STRUCTURE	-BASEMENT AND GROUND FLOOR LINTELS -GROUND FLOOR AND SECOND FLOOR STRUCTURE -DOUBLE VOLUME WALL LOCATION AND DETAILS -CONCRETE SLABS
NOTE:	

NOTE:
ROOF TRUSSES AND
SECOND FLOOR LINTELS
SHOWN ON BLOCK

no.	description	date	by
10			
9			
8			
7			
6			
5			
4			
3	REV. BLOCK 12 LOT 12 AS PER GRADING CONC.	SEP 11-15-86	
2	REV. AS PER POOF TRUSS CO-ORD.	AUG. 25/15-87	
1	ISSUED FOR CLIENT REVIEW		

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 architect which must be returned at the completion of the work. Drawings are not to be scaled.

VAD3
DESIGN

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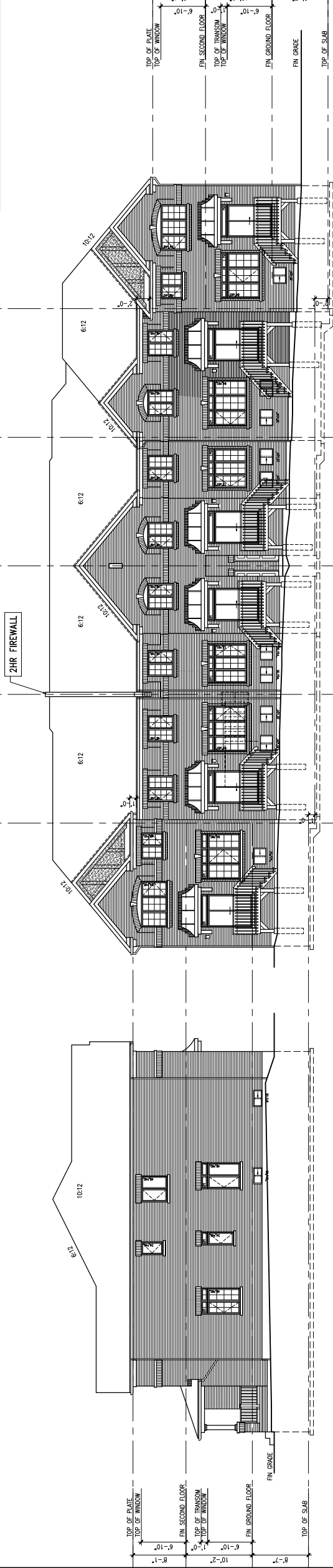
name	Washington, Inc.-England	25501
position	Project Manager	BOB
company	WAS Design Inc.	425558

BAYVIEW WELLINGTON	CORNERBROOK
----------------------------------	---------------------------

city	state	zip	county	project no.
WILMINGTON, DE	DE	19804	NEW CASTLE	14037
client name	client no.	contract no.	drawings no.	
WHITBY, ON			3	
scale	date	checked by	drawn by	
1/8" = 1'-0"	MAY 2005	-	CL	
sheet no.	total sheets	revision	revision	
14037-00005				

REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

*NOTE: REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT*

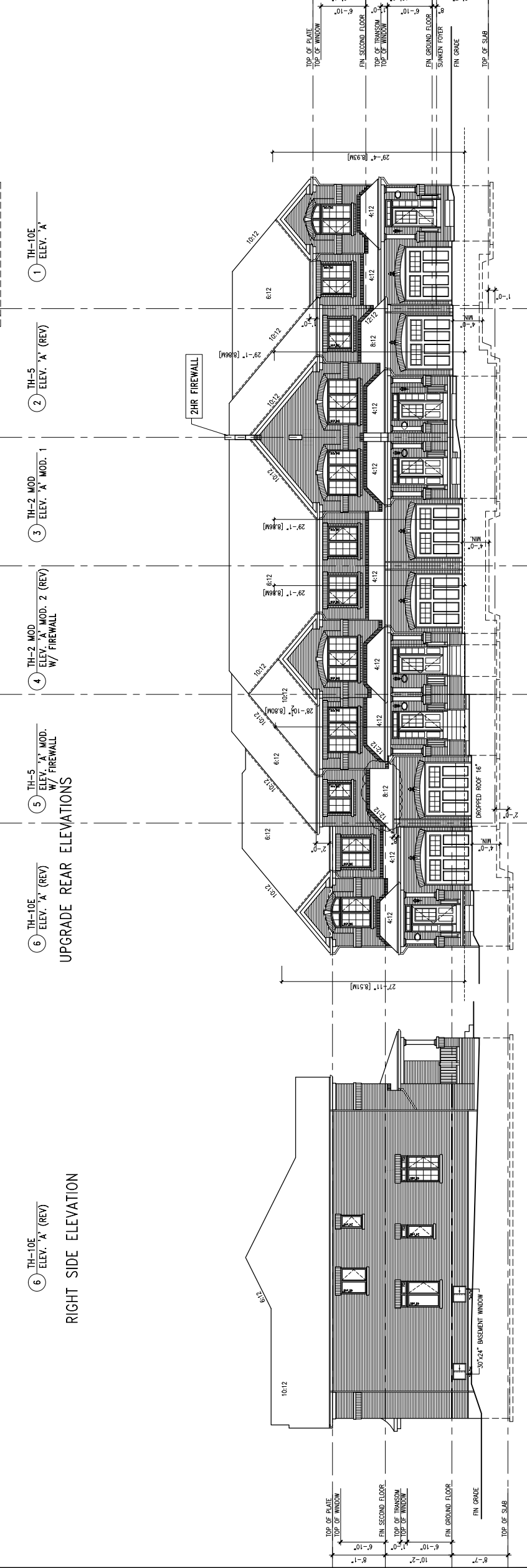


6 TH-10E
ELEV. 'A' (REV)

TH-10E
ELEV. 'A' (REV)
6

3 TH-2 MOD. ELEV. 'A' MOD. 1

1 TH-10E
ELEV. 'A'



1 IN-TOL
ELEV. 3'

2 IN-3
ELEV. 'A' (REV)

5	TH-3 ELEV. 'A' MOD. W/ FIREWALL
5	TH-2 MOD ELEV. 'A' MOD. 2 (REV) W/ FIREWALL

6 IN-101
ELEV. 'A' (REV)

It is the builder's complete responsibility to fully comply with the Architectural Guidelines and applicable regulations and requirements in the subdivision agreement. The Certified Planning Commission will not be responsible for examining or approving site plan, site or working drawings with respect to any zoning or other applicable regulations. All proposed houses can be properly sited or located on its lot.

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

LEFT SIDE ELEVATION

FRONT ELEVATIONS

BLOCK 11

REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE: REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT

BUILDING AREA (INC. PORCH) = 7029 S.F.
(652.99 S.M.)

WOOD UNTELS. AND BUILT-UP WOOD BEAMS		
L1	2/38 x 184	(2/27" x 8") SPR.#2
L2	2/38 x 184	(2/27" x 8") SPR.#2
L3	2/38 x 184	(2/27" x 8") SPR.#2
L4	2/38 x 184	(2/27" x 8") SPR.#2
L5	2/38 x 184	(2/27" x 8") SPR.#2
L6	2/38 x 184	(2/27" x 8") SPR.#2
L7	5/38 x 184	(5/27" x 8") SPR.#2
L8	2/38 x 235	(2/27" x 10") SPR.#2
L9	2/38 x 235	(2/27" x 10") SPR.#2
L10	2/38 x 235	(2/27" x 10") SPR.#2
L11	4/38 x 235	(4/27" x 10") SPR.#2
L12	2/38 x 286	(2/27" x 12") SPR.#2
L13	2/38 x 286	(2/27" x 12") SPR.#2
L14	4/38 x 286	(4/27" x 12") SPR.#2
L15	4/38 x 286	(4/27" x 12") SPR.#2
L16	4/38 x 286	(4/27" x 12") SPR.#2

LOOSE STEEL LINTELS

L7	90	90	60.0	$(3\frac{1}{2} - 1/2")$	$\times$	$3\frac{1}{2} - 1/2"$	$\times$	$1\frac{4}{16}L$
L8	90	90	80.0	$(3\frac{1}{2} - 1/2")$	$\times$	$3\frac{1}{2} - 1/2"$	$\times$	$5\frac{1}{16}L$
L9	100	90	80.0	$(4" - 3\frac{1}{2} - 1/2")$	$\times$	$5\frac{1}{16}L$		
L10	125	90	80.0	$(5" - 3\frac{1}{2} - 1/2")$	$\times$	$5\frac{1}{16}L$		
L11	125	90	100.0	$(5" - 3\frac{1}{2} - 1/2")$	$\times$	$3\frac{1}{8}L$		
L12	150	100	100.0	$(6" - 4" - 3\frac{1}{8}L)$				
L13	180	100	100.0	$(7" - 4" - 3\frac{1}{8}L)$				

LAMINATED VENEER LUMBER (V.L.) BEAMS	
V.L1A	1-1 3/4"x7 1/4" (1-45x184)
V.L1	1-1 3/4"x7 1/4" (2-45x184)
V.L2	1-1 3/4"x7 1/4" (3-45x184)
V.L3	4-1 3/4"x7 1/4" (4-45x184)
V.L4A	1-1 3/4"x9 1/2" (1-45x240)
V.L4	2-1 3/4"x9 1/2" (2-45x240)
V.L5	3-1 3/4"x9 1/2" (3-45x240)
V.L5A	4-1 3/4"x9 1/2" (4-45x240)
V.L6A	1-1 3/4"x11 7/8" (1-45x300)
V.L6	2-1 3/4"x11 7/8" (2-45x300)
V.L7	3-1 3/4"x11 7/8" (3-45x300)
V.L8	4-1 3/4"x11 7/8" (4-45x300)

WINDOWS:
1) MINIMUM BEDROOM WINDOW -OBC. 9.7.1.3.-
AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM IS TO
HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE
AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3").

2) WINDOW GUARDS – OBC, 9.7.1.6, & 9.8.8,
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL
IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR
AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT
GRADE IS GREATER THAN 1800mm (5'-11").

3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-B 9.7.1.7. & SB12-2.1.1.8

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

REFER TO INDIVIDUAL
UNITS FOR THE
FOLLOWING
-GROUND FLOOR ROOF

STRUCTURE
-BASEMENT AND GROUND
FLOOR LINTELS
-GROUND FLOOR AND
SECOND FLOOR
STRUCTURE
-DOUBLE VOLUME WALL
LOCATION AND DETAILS
-CONCRETE SLABS

NOTE:
ROOF TRUSSES AND
SECOND FLOOR LINTELS
SHOWN ON BLOCK

	date	description
0	-	-
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It is the builder's complete responsibility to ensure that all items submitted for approval are in accordance with applicable codes and all applicable building and requirements including listing provisions and any other applicable codes. The Architect is not responsible in any way for reviewing or approving any drawings or working drawings with respect to any listing or building code or performance or that any item is not properly listed or approved in this listing.

This is to certify that these items comply with the applicable Architectural Design Review Board approval by the Town of WHITEY.

VA3 DESIGN

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

At various specifications, related components and designs are the copyrighted property of W3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without W3 DESIGN's written permission.

For completed key releases and other responsibility for 3DZ design and use the specifications and meets the requirements and not in the Outside Selling Code to be a Designer.

qualification information

Washington 200-Budgetary *W3 DESIGN* 25501

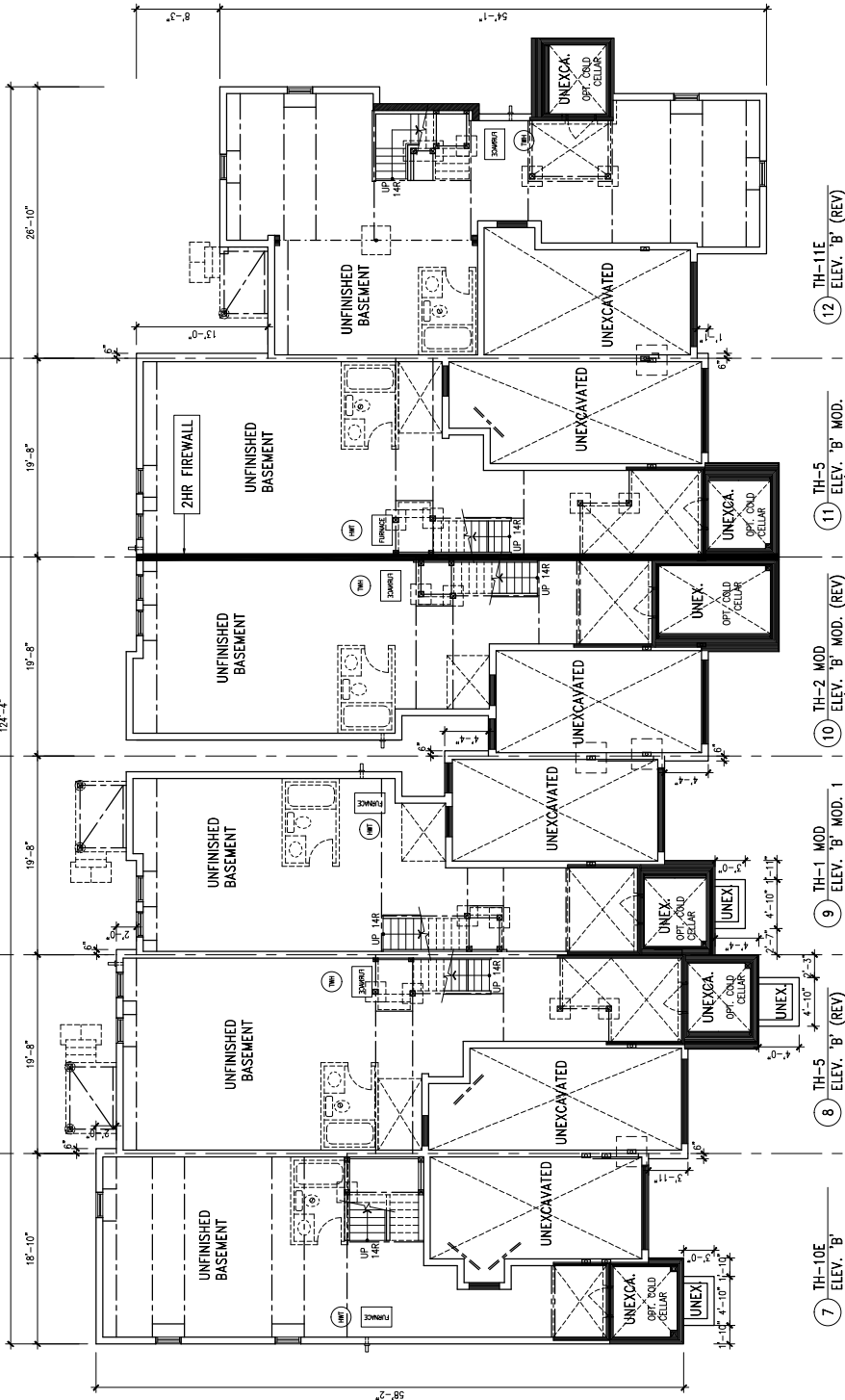
name *W3 DESIGN* telephone *25501*

address information *W3 DESIGN, INC.* 25501

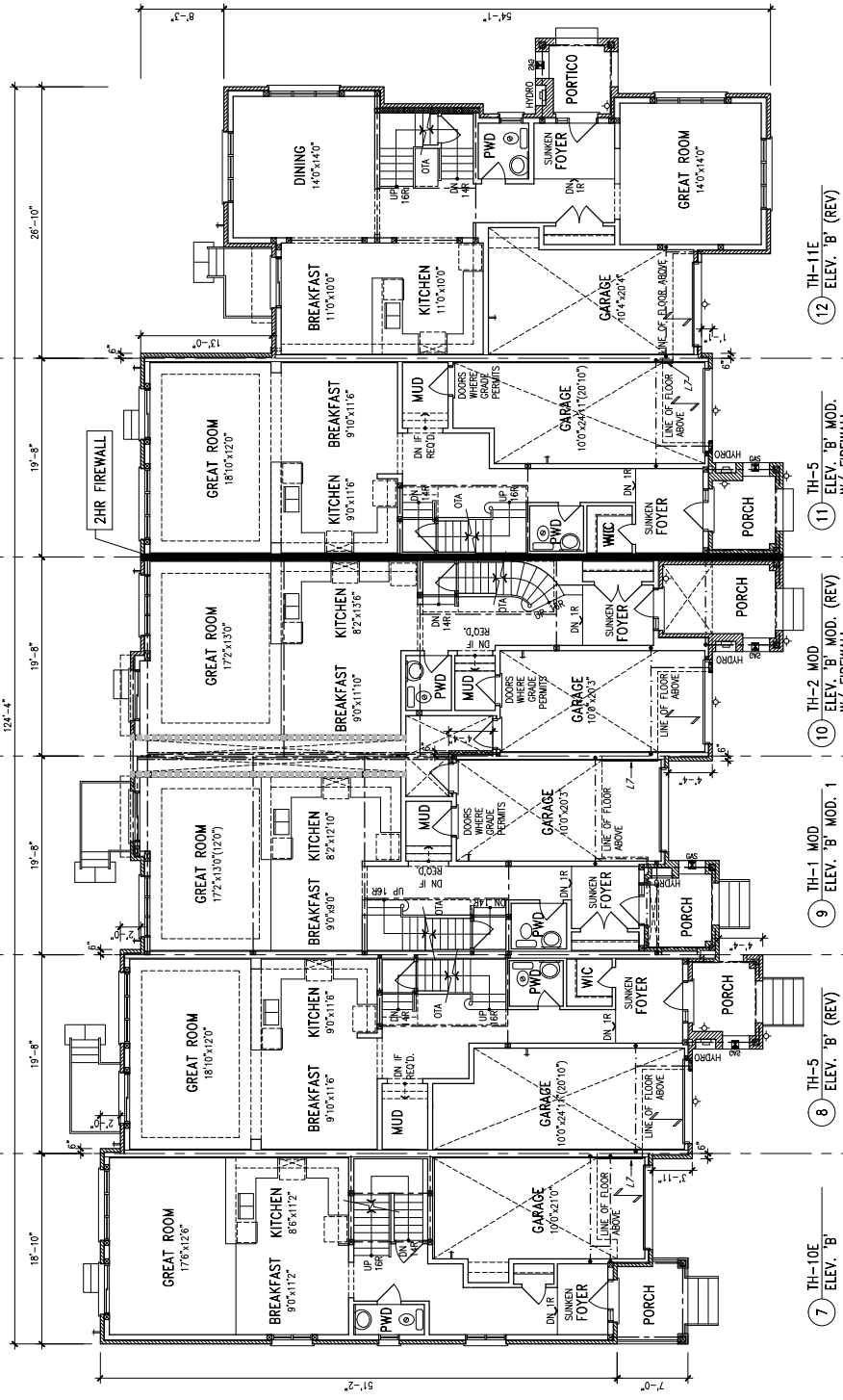
PROJECT NAME	BAYVIEW WELLINGTON
CADREDDDDDD	

[illegible]

BLOCK 12



BASEMENT PLANS



GROUND FLOOR PLANS

WOOD LINTELS AND BUILT-UP WOOD BEAMS	
L1	2/38 x 184 (2/27 x 8") SFR.42
B1	3/38 x 184 (3/27 x 8") SFR.42
B2	4/38 x 184 (4/27 x 8") SFR.42
B7	5/38 x 184 (5/27 x 8") SFR.42
L3	2/38 x 235 (2/27 x 10") SFR.42
B3	3/38 x 235 (3/27 x 10") SFR.42
B4	4/38 x 235 (4/27 x 10") SFR.42
L5	2/38 x 266 (2/27 x 12") SFR.42
B5	3/38 x 266 (3/27 x 12") SFR.42
B6	4/38 x 266 (4/27 x 12") SFR.42

LOOSE STEEL LINELS

L7	—	90	×	90	×	8.0L	(3-1/2"	×	3-1/2"	×	1/4")
L8	—	90	×	90	×	8.0L	(3-1/2"	×	3-1/2"	×	5/16")
L9	—	100	×	90	×	8.0L	(4"	×	3-1/2"	×	5/16")
L10	—	125	×	90	×	8.0L	(5"	×	3-1/2"	×	5/16")
L11	—	125	×	90	×	10.0L	(5"	×	3-1/2"	×	3/8")
L12	—	150	×	100	×	10.0L	(6"	×	3"	×	3/8")
L13	—	180	×	100	×	10.0L	(7"	×	4"	×	3/8")

LAMINATED VENEER LUMBER (LVL) BEAMS

UL1A	1-1	$3/4 \times 7/16$	$1/4^2$	(1-45x184)
UL1	2-1	$3/4 \times 7/16$	$1/4^2$	(2-45x184)
UL2	3-1	$3/4 \times 7/16$	$1/4^2$	(3-45x184)
UL3	4-1	$3/4 \times 7/16$	$1/4^2$	(4-45x184)
UL4A	1-1	$3/4 \times 9/16$	$1/2^2$	(1-45x240)
UL4	2-1	$3/4 \times 9/16$	$1/2^2$	(2-45x240)
UL5	3-1	$3/4 \times 9/16$	$1/2^2$	(3-45x240)
UL5A	4-1	$3/4 \times 9/16$	$1/2^2$	(4-45x240)
UL6A	1-1	$3/4 \times 11/16$	$7/8^2$	(1-45x300)
UL6	2-1	$3/4 \times 11/16$	$7/8^2$	(2-45x300)
UL7	3-1	$3/4 \times 11/16$	$7/8^2$	(3-45x300)
UL8	4-1	$3/4 \times 11/16$	$7/8^2$	(4-45x300)

WINDOWS:
1) MINIMUM BEDROOM WINDOW -ORC: 9.7.1.3.-

AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3").

2) WINDOW GUARDS -OBC, 9.7.1.6, & 9.8.8.
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL
IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR
AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT
GRADE IS GREATER THAN 1800mm (5'-11").

3) EXTERIOR WINDOWS
SHALL COMPLY WITH CBC DIV.-B 9.7.1.7. & SB12-2.1.1.8.

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

REFER TO INDIVIDUAL
UNITS FOR THE
FOLLOWING

FOLLOWING
-GROUND FLOOR ROOF
STRUCTURE
-BASEMENT AND GROUND
FLOOR LINTELS
GROUND FLOOR AND

- GROUND FLOOR AND SECOND FLOOR STRUCTURE
- DOUBLE VOLUME WALL LOCATION AND DETAILS
- CONCRETE SLABS

NOTE:
ROOF TRUSSES AND
SECOND FLOOR LINTELS
SHOWN ON BLOCK

	date	by
10		
9		
8		
7		
6		
5		
4		
3	SEP 11-15 RE	
2	REV AS PER BOOF MUSS CO-ORD.	
1	ISSUED FOR CLIENT REVIEW	

Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings and specifications are for information only. The Contractor must be prepared to construct the work as shown on the competition of the work. Drawings are not to be scaled.

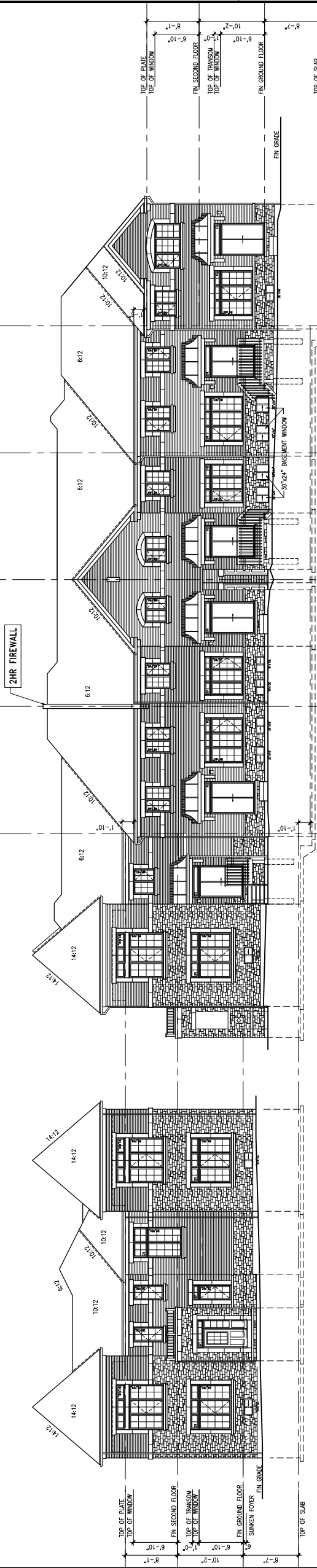
VA3 DESIGN

3004 Wilson Avenue
Toronto ON M3H 1S8
T 416.630.2255
F 416.630.2782
va3design.com

All drawings specifications, related documents and design notes are complete and design is ready for construction. Consent of VAS DESIGN, Inc. is given for the use of this property in whole or in part in any publication without VAS DESIGN's permission.	The undersigned has reviewed and bears responsibility for this design and has the satisfaction and meets the requirements and is of the opinion that the building will be a design. Qualification statement Washington, D.C. 20501 name <i>John R. Bagnall</i> <i>owner</i> <i>owner</i> <i>owner</i> residential International VAS DESIGN Inc. 42558
--	--

project name	BAYVIEW WELLINGTON
CORNERBROOK	

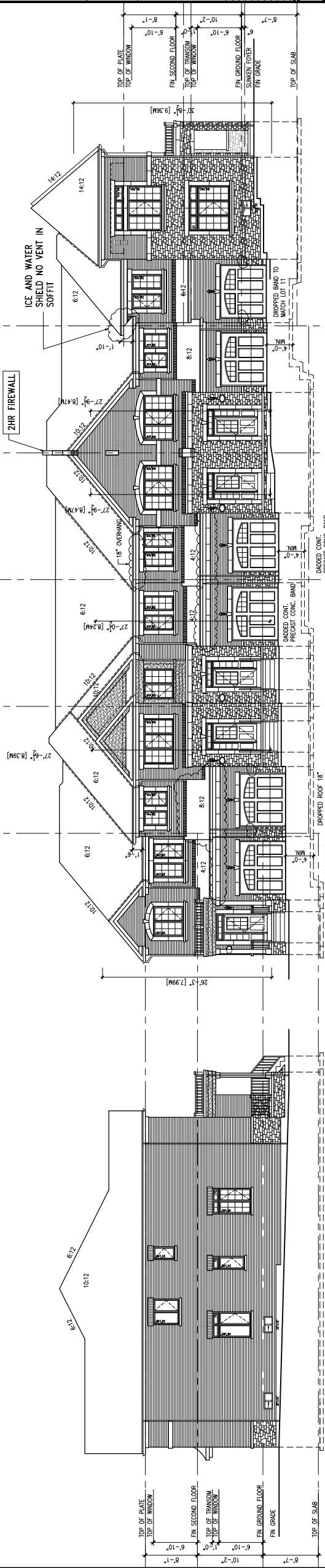
COMPLETION		project no.
WHITNEY, ON.		14037
all cases		all cases
-		BLOCK 12
		file
date	decided by	decided on.
MAY 2015	$1/8^{\circ} = 1/2^{\circ}$	3
done by	the court	
	14037	



TH-11E
ELEV. 'B' (REV)



RIGHT SIDE ELEVATION



7 TH-10E
ELEV. 'B'

TH-10E
ELEV. 'B'
REAR UPGRADE

12 TH-11E
ELEV. 'B' (REV)

1 TH-5
ELEV. 'B' MOD.
W/ FIREWALL

TH-2 MOD
ELEV. 'B' MOD. (REV)
W / FIREWALL

9 TH-1 MOD
ELEV. 'B'

TH-5
ELEV. 'B' (REV)

TH-10E
ELEV. 'B'

H-10E
LEV. 'B'

It is the builder's complete responsibility to assure that all items submitted for approval comply with all applicable regulations and requirements including zoning regulations and any provisions of the Comprehensive Zoning Ordinance. Architects are not responsible in any way for building setbacks, lot coverage, or other zoning or servicing drawings with respect to any zoning or building codes of parent municipality that any house can be properly built or based on its lot.

This is to certify that these plans comply with the applicable Architectural Design Ordinance, as approved by the Town of WNH18.

BLOCK 12

REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT

BUILDING AREA (INC. PORCH) = 5496 S.F.
(510.58 S.M.)

WOOD LINTELS AND BUILT-UP WOOD BEAMS	
L1	2/38 x 184 (2/2 x 8") SPR #2
B1	3/38 x 184 (3/2 x 8") SPR #2
B2	2/38 x 184 (2/2 x 8") SPR #2
B7	5/38 x 184 (5/2 x 8") SPR #2
L2	
L3	2/38 x 235 (2/2 x 10") SPR #2
B3	3/38 x 235 (3/2 x 10") SPR #2
B4	4/38 x 235 (4/2 x 10") SPR #2
L5	
L5	2/38 x 286 (2/2 x 12") SPR #2
B5	3/38 x 286 (3/2 x 12") SPR #2
B6	4/38 x 286 (4/2 x 12") SPR #2
LOOSE STEEL LINTELS	
L7	90 x 90 x 8.0L (3-1/2" x 3-1/2" x 1/4")
L8	100 x 90 x 8.0L (4" x 3-1/2" x 5/16")
L9	100 x 90 x 8.0L (4" x 3-1/2" x 5/16")
L10	125 x 90 x 8.0L (5" x 3-1/2" x 5/16")
L11	125 x 90 x 10.0L (5" x 3-1/2" x 5/8")
L12	150 x 90 x 10.0L (6" x 3-1/2" x 5/8")
L13	180 x 100 x 10.0L (7" x 4" x 5/8")
LAMINATED VENEER LUMBER (LVL) BEAMS	
LVL1A	3-1/2" x 14" (2-45x184)
LVL1	2-1" x 3/4" x 7' (2-45x184)
LVL2	3-1" x 3/4" x 7' (3-45x184)
LVL3	4-1" x 3/4" x 9' (4-45x184)
LVL4A	1-1" x 3/4" x 9' 1/2" (1-45x240)
LVL4	2-1" x 3/4" x 9' 1/2" (2-45x240)
LVL5A	4-1" x 3/4" x 9' 1/2" (4-45x240)
LVL6A	1-1" x 3/4" x 11' 7/8" (1-45x300)
LVL6	2-1" x 3/4" x 11' 7/8" (2-45x300)
LVL7A	4-1" x 3/4" x 11' 7/8" (4-45x300)
LVL8	4-1" x 3/4" x 11' 7/8" (4-45x300)

- 1) MINIMUM BEDROOM WINDOW - OBC, 9.7.1.3.2 -
MINIMUM WINDOW AREA SHALL BE 5.70 SQ. FT. PER 100
SQ. FT. OF FLOOR AREA. MINIMUM WINDOW SHALL HAVE
MIN. CLEAR WIDTH OF 360mm (1'-3").
- 2) WINDOW GUARDS - OBC, 9.7.1.6.6. & 9.8.8.
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL
IS LOCATED BELOW THE FINISHED FLOOR GRADE. THE GUARD
AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT
GRADE IS GREATER THAN 1800mm (5'-11").
- 3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC, DIV. 8 9.7.1.7. & SPS2-2.1.1.8

VENUE CUT
WHEN VENEER CUT IS GREATER
THAN 26" A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

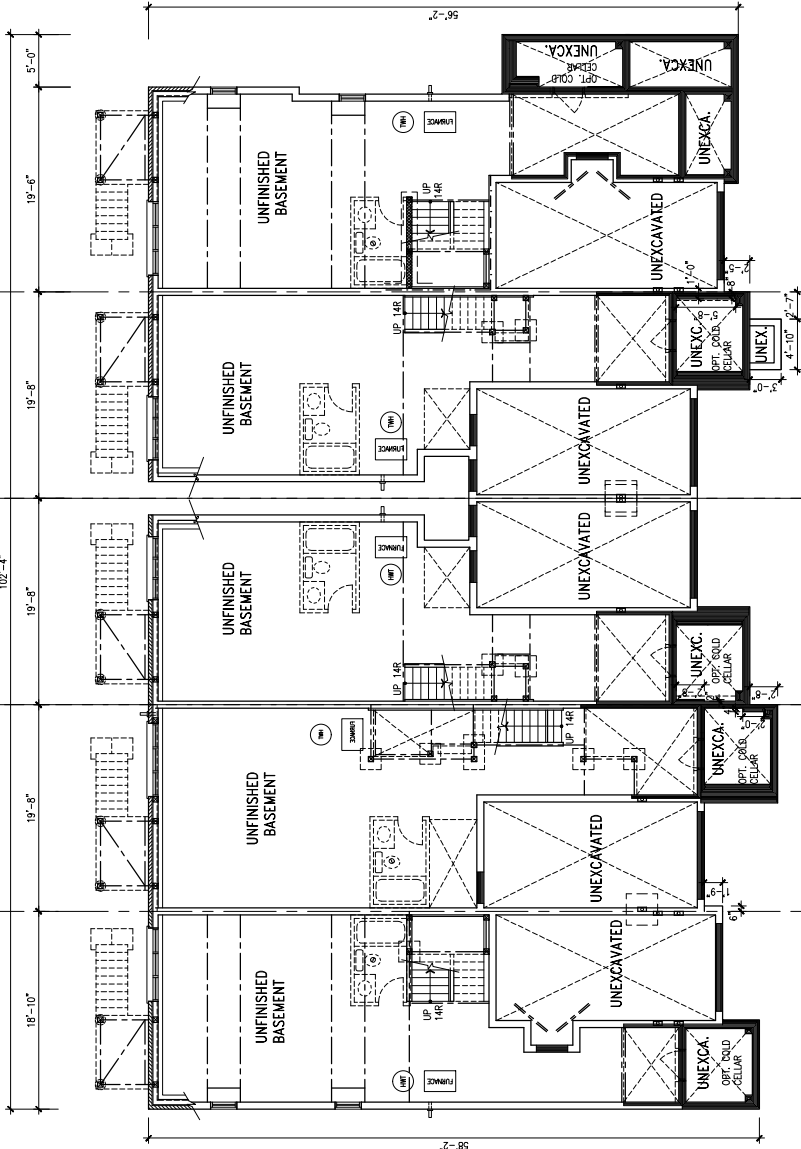
REFER TO INDIVIDUAL
UNITS FOR THE
FOLLOWING:
-GROUND FLOOR ROOF
STRUCTURE
-BASEMENT AND GROUND
FLOOR LINTELS
-GROUND FLOOR AND
SECOND FLOOR
STRUCTURE
-DOUBLE VOLUME WALL
LOCATION AND DETAILS
-CONCRETE SLABS

NOTE:
ROOF TRUSSES AND
SECOND FLOOR LINTELS
SHOWN ON BLOCK

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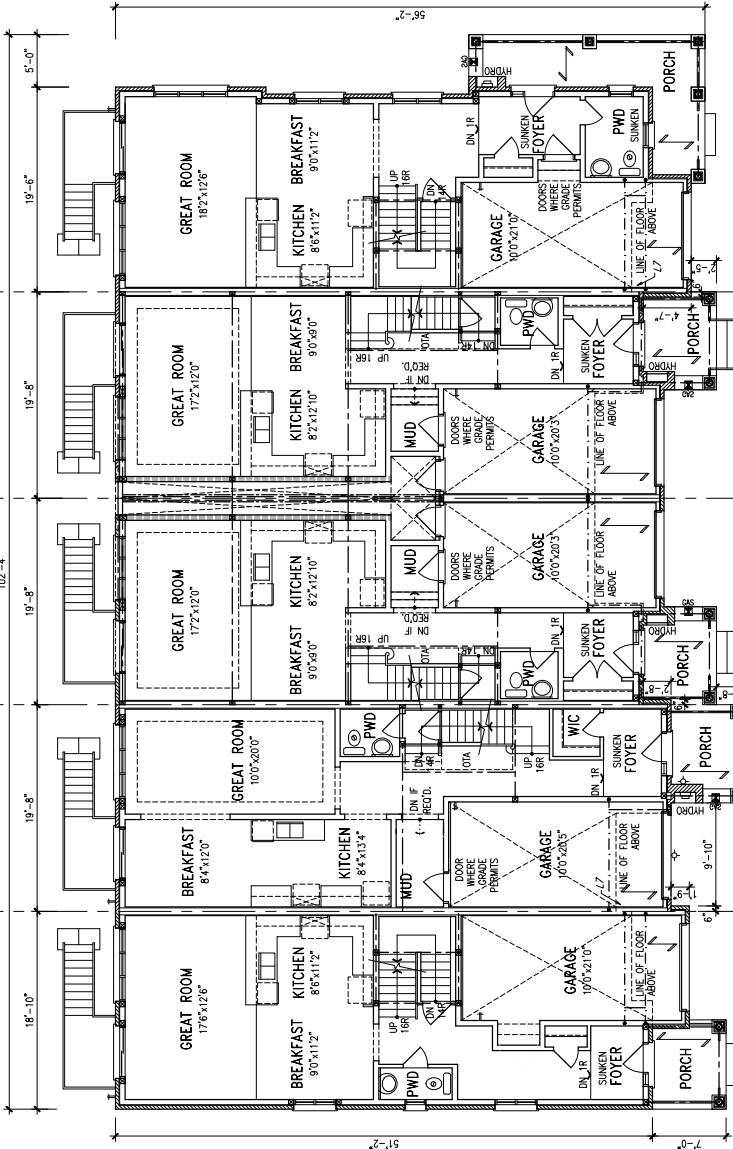
DESIGNER: VAB DESIGN
300A Wilson Avenue
Toronto, ON M6H 1S8
Tel: 416.530.4782
www.vabdesign.com

DATE: 10/20/2023
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]



TH-10E ELEV. 'A'
TH-4 ELEV. 'A' (REV)
TH-1 ELEV. 'A'
TH-10C ELEV. 'A' (REV)

BASEMENT PLANS



TH-10E ELEV. 'A'
TH-4 ELEV. 'A' (REV)
TH-1 ELEV. 'A'
TH-10C ELEV. 'A' (REV)

GROUND FLOOR PLANS

It is the responsibility of the architect to ensure that the drawings are complete and accurate. The architect shall be responsible for the design and construction of the building. The architect shall be responsible for the design and construction of the building. The architect shall be responsible for the design and construction of the building.

WOOD LINTELS AND BUILT-UP WOOD BEAMS			
L1	2/38 x 184	(2/2" x 8")	SPR.#2
L2	3/38 x 184	(3/2" x 8")	SPR.#2
B2	4/38 x 184	(4/2" x 8")	SPR.#2
B7	5/38 x 184	(5/2" x 8")	SPR.#2
B3	2/38 x 235	(3/2" x 10")	SPR.#2
B3	3/38 x 235	(3/2" x 10")	SPR.#2
B4	4/38 x 235	(4/2" x 10")	SPR.#2
B5	2/38 x 286	(2/2" x 12")	SPR.#2
B6	3/38 x 286	(3/2" x 12")	SPR.#2

- 7 — $90 \times 90 \times 6.0L$ ($3-1/2'' \times 3-1/2'' \times 1/4''$)
- 8 — $90 \times 90 \times 8.0L$ ($3-1/2'' \times 3-1/2'' \times 5/16''$)
- 9 — $100 \times 90 \times 8.0L$ ($4'' \times 3-1/2'' \times 5/16''$)
- 10 — $125 \times 90 \times 8.0L$ ($5'' \times 3-1/2'' \times 5/16''$)
- 11 — $125 \times 90 \times 10.0L$ ($5'' \times 3-1/2'' \times 3/8''$)

AMINATED VENEER LUMBER (LV) BEAMS

MINIMUM BEDROOM WINDOW - OBC 9.7.1.3.3.
AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM
HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPEN
AREA WITH MIN. CLEAR WIDTH OF 1800mm (1'-3")

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").

3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-B 9.7.1.7. & SB12-2.1.1.8

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

REFER TO INDIVIDUAL
UNITS FOR THE
FOLLOWING
-GROUND FLOOR ROOF

-BASEMENT AND GROUND FLOOR LINTELS
-GROUND FLOOR AND SECOND FLOOR STRUCTURE
-DOUBLE VOLUME WALL LOCATION AND DETAILS

NOTE:
ROOF TRUSSES AND
SECOND FLOOR LINTELS
SHOWN ON BLOCK

[illegible]

It is the builder's complete responsibility to ensure that all time architectural drawings are in accordance with the applicable building regulations and all applicable regulations and requirements in the subdivision agreement. The Council is not responsible in any way for the design of the building or for the building code or permit number of that any house can be properly built or finished on its lot.

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

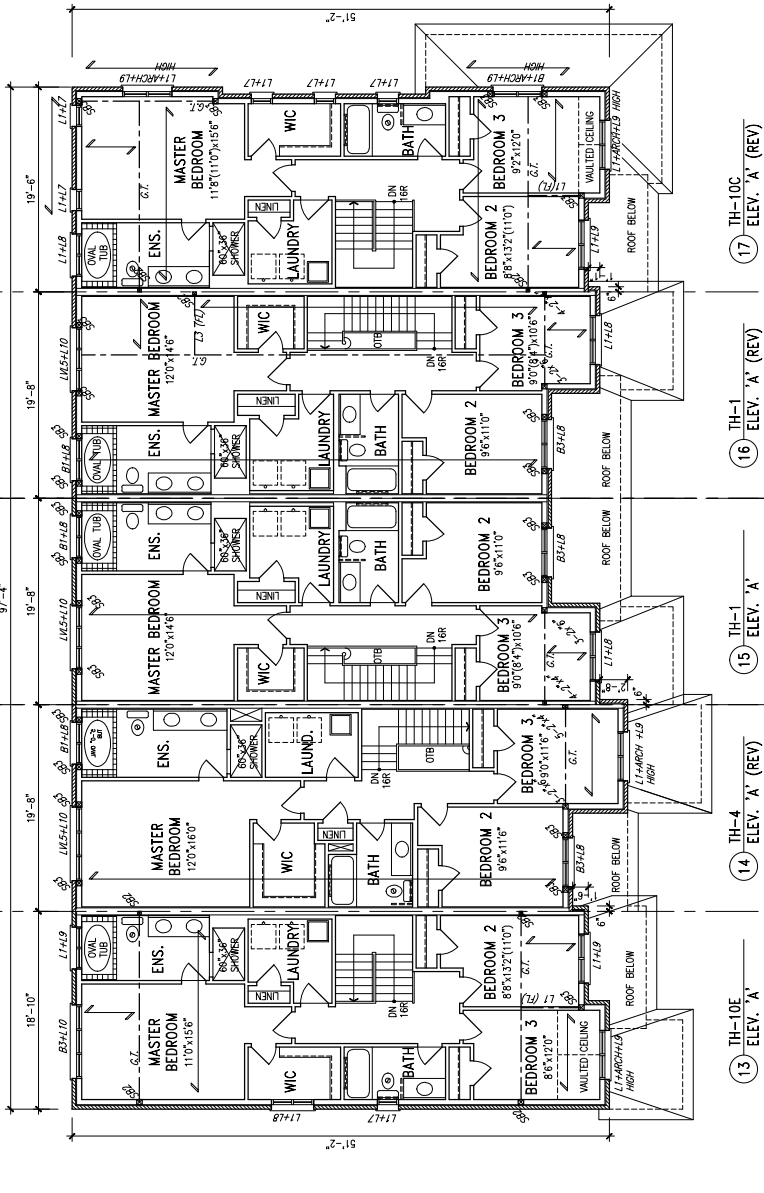
VA3
DESIGN

Onsite Building Code to be a Designer.
 qualification information
 Washington Ino-Bagside
 name
 registration information
 VAS Design Inc.

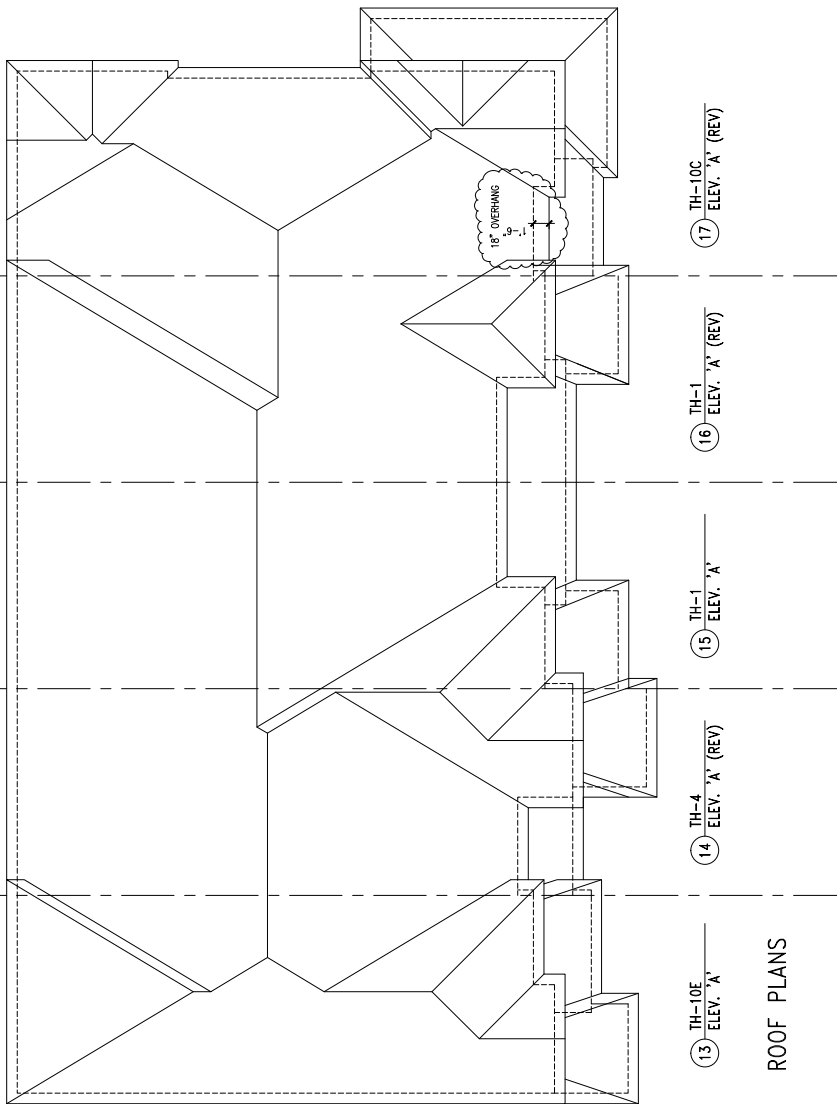
BAYVIEW WELLINGTON

[illegible]

BLOCK 13



SECOND FLOOR PLANS



ROOF PLANS

WOOD LINTELS AND BUILT-UP WOOD BEAMS

LOOSE STEEL LUTELS

L7	90	90	60.0	$(3-1/2" \times 3-1/2" \times 1/4")$
L8	90	90	80.0	$(3-1/2" \times 3-1/2" \times 5/16")$
L9	100	90	80.0	$(4" \times 3-1/2" \times 5/16")$
L10	125	90	80.0	$(5" \times 3-1/2" \times 5/16")$
L11	125	90	100.0	$(5" \times 3-1/2" \times 3/8")$
L12	150	100	100.0	$(6" \times 4" \times 3/8")$
L13	180	100	100.0	$(7" \times 4" \times 3/8")$

LAMINATED VENEER LUMBER (LVL) BEAMS	
ULC1A	1-1/3 x 4 x 7 1/4" (1-45x184)
ULC1B	2-1/3 x 4 x 7 1/4" (2-45x184)
ULC2	3-1/3 x 4 x 7 1/4" (3-45x184)
ULC3	4-1/3 x 4 x 7 1/4" (4-45x184)
UL4A	1-1/3 x 4 x 9 1/2" (1-45x240)
UL4B	2-1/3 x 4 x 9 1/2" (2-45x240)
UL5	3-1/3 x 4 x 9 1/2" (3-45x240)
UL5A	4-1/3 x 4 x 9 1/2" (4-45x240)
UL6A	1-1/3 x 4 x 11 7/8" (1-45x300)
UL6B	2-1/3 x 4 x 11 7/8" (2-45x300)
UL7	3-1/3 x 4 x 11 7/8" (3-45x300)
UL8	4-1/3 x 4 x 11 7/8" (4-45x300)

WINDOWS;
1) **MINIMUM BEDROOM WINDOW** -OBC. 9.7.1.3.-
AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM IS TO
HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE
AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3").

2) WINDOW GUARDS—OBC, 9.7.1.6, & 9.8.8.
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").

3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DW.-B 9.7.1.7. & SB12-2.1.1.8

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

REFER TO INDIVIDUAL
UNITS FOR THE
FOLLOWING
-GROUND FLOOR ROOF
STRUCTURE

- BASEMENT AND GROUND FLOOR LINTELS
- GROUND FLOOR AND SECOND FLOOR STRUCTURE
- DOUBLE VOLUME WALL LOCATION AND DETAILS
- CONCRETE SLABS

NOTE:
ROOF TRUSSES AND
SECOND FLOOR LINTELS
SHOWN ON BLOCK

[illegible]

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 architect which must be returned at

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

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

The undersigned has reviewed and takes responsibility for this design and its compliance with applicable regulatory requirements and AIA DESIGN's Design Matrix Code. It is his/her responsibility to ensure that all applicable regulatory requirements have been met.

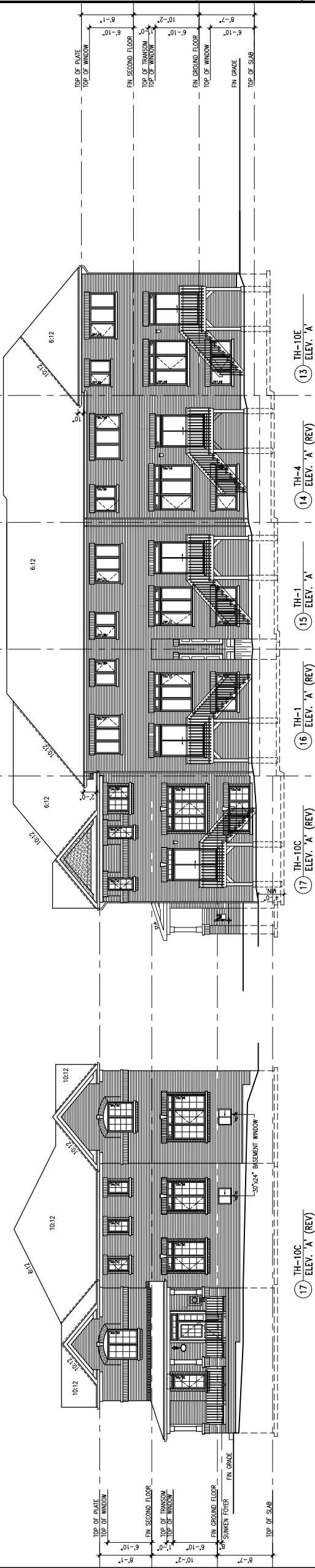
[Signature]

Washington, D.C. Registered Professional Engineer
Registration Information
AIA Design Inc.
28501
629

28501
62958

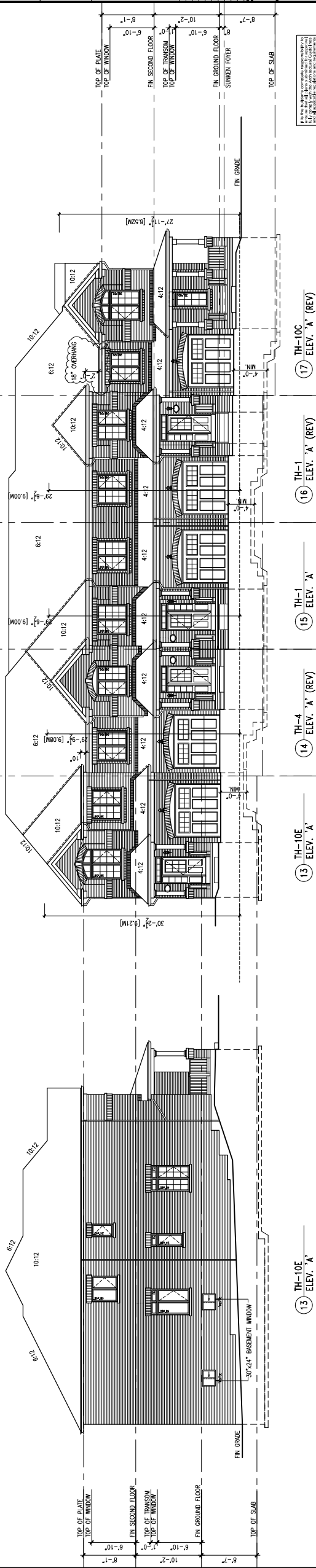
BAYVIEW WELLINGTON	project name
CORNERBROOK	cornerbrook

DATE	MAY 2015	THICKNESS	1/8" = 1'-0"	SHEET NO.	3
DRAWN BY	CL	CHECKED BY	-	IN NAME	14037-BLOODES
BLOCK 13					
WHITEY, ONL. 14037					



RIGHT SIDE ELEVATION

DEAR ELEVATIONS



TH-10E
ELEV. 'A'

17 TH-10C
ELEV. 'A' (REV)

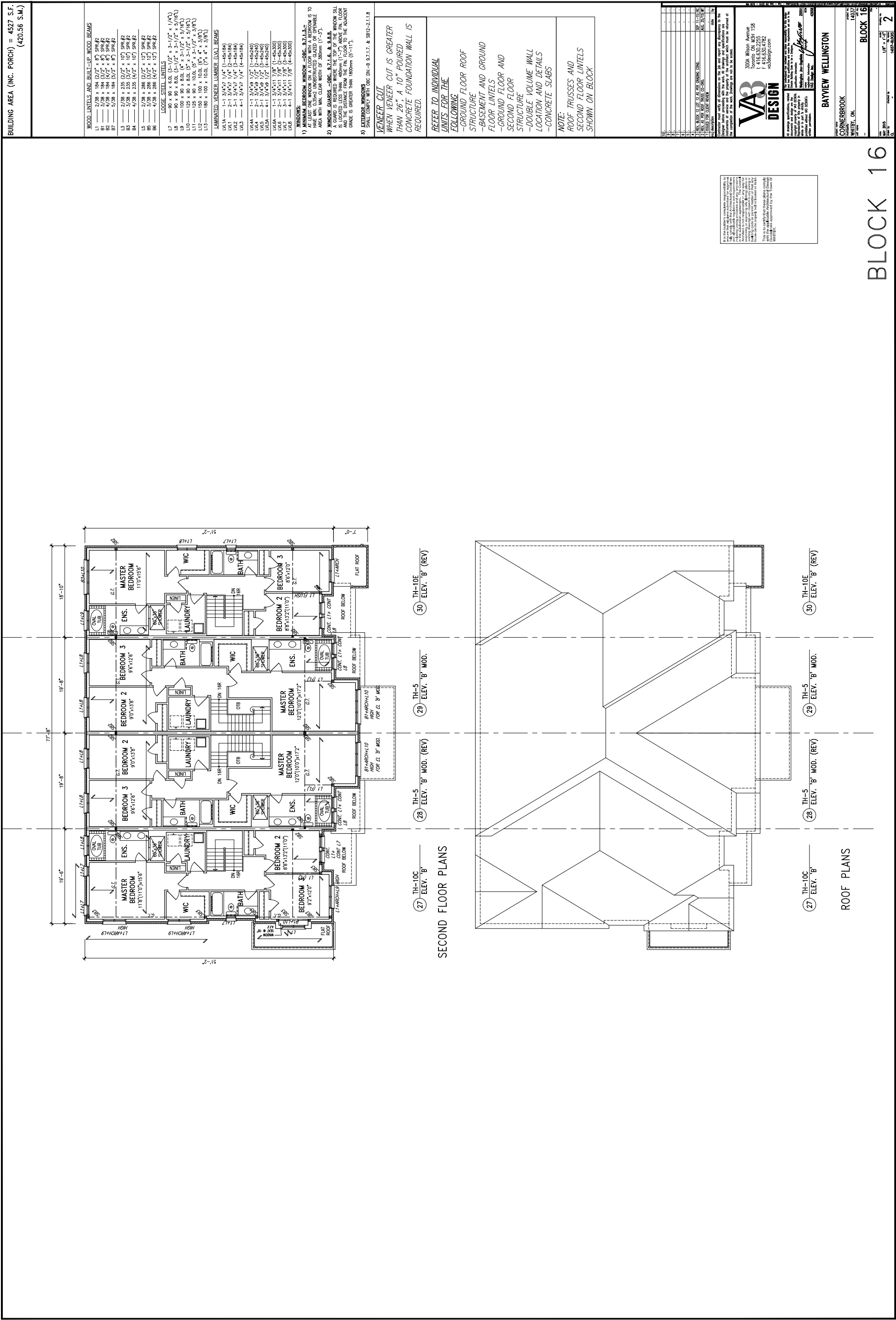
LEFT SIDE ELEVATION

FRONT ELEVATIONS

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 set forth in the subdivision agreement. The Architect is not responsible in any way for examining or approving site (plotting) plans or working drawings with respect to any zoning or building codes or zoning matters of 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.

BLOCK 13



L1	$2/38 \times 184$	$(2/2^* \times 8^*)$	SPR#2
B1	$3/38 \times 184$	$(3/2^* \times 8^*)$	SPR#2
B2	$4/38 \times 184$	$(4/2^* \times 8^*)$	SPR#2
B7	$5/38 \times 184$	$(5/2^* \times 8^*)$	SPR#2
L3	$2/38 \times 235$	$(2/2^* \times 10^*)$	SPR#2
B3	$3/38 \times 235$	$(3/2^* \times 10^*)$	SPR#2
B4	$4/38 \times 235$	$(4/2^* \times 10^*)$	SPR#2
L5	$2/38 \times 286$	$(2/2^* \times 12^*)$	SPR#2
B5	$3/38 \times 286$	$(3/2^* \times 12^*)$	SPR#2

L7 — 90 × 90 × 6.0L (3-1/2" × 3-1/2" × 5/16")
 L8 — 90 × 90 × 8.0L (3-1/2" × 3-1/2" × 5/16")
 L9 — 100 × 90 × 8.0L (4" × 3-1/2" × 5/16")
 L10 — 125 × 90 × 8.0L (5" × 3-1/2" × 5/16")
 L11 — 125 × 90 × 10.0L (5" × 3-1/2" × 3/8")

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1 — 2-1 3/4 x 7 1/4" (2-45x184)
LVL2 — 3-1 3/4 x 7 1/4" (3-45x184)
LVL3 — 4-1 3/4 x 7 1/4" (4-45x184)

LVL5	—	3-1	3/4"x9	1/2"	(3-45x240)
LVL5A	—	4-1	3/4"x9	1/2"	(4-45x240)
LVL6A	—	1-1	3/4"x11	7/8"	(1-45x300)
LVL6	—	2-1	3/4"x11	7/8"	(2-45x300)

WINDOWS:

AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 180mm (1'-3")

2) WINDOW GUARDS = 08C, 9.7, 1.9, & 3.8.6.
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").

3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-B 9.7.1.7. & SB12-2.1.1.8

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

REFER TO INDIVIDUAL
UNITS FOR THE
FOLLOWING

FOLLOWING
 -GROUND FLOOR ROOF
 STRUCTURE
 -BASEMENT AND GROUND
 FLOOR LINTELS
 -GROUND FLOOR AND
 SECOND FLOOR
 STRUCTURE

-DOUBLE VOLUME WALL
LOCATION AND DETAILS
-CONCRETE SLABS

NOTE:
ROOF TRUSSES AND
SECOND FLOOR LINTELS
SHOWN ON BLOCK

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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 architect which must be returned at the completion of the work. Drawings are not to be scaled.



No extrajurisdictional tax returned and joint responsibility for this design and his qualifications and means the requirements will be a designer. Create Billing Code to be a designer.

Qualification information

Washington, Inc. - English

NAME: *John J. English*

REGISTRATION: *2501*

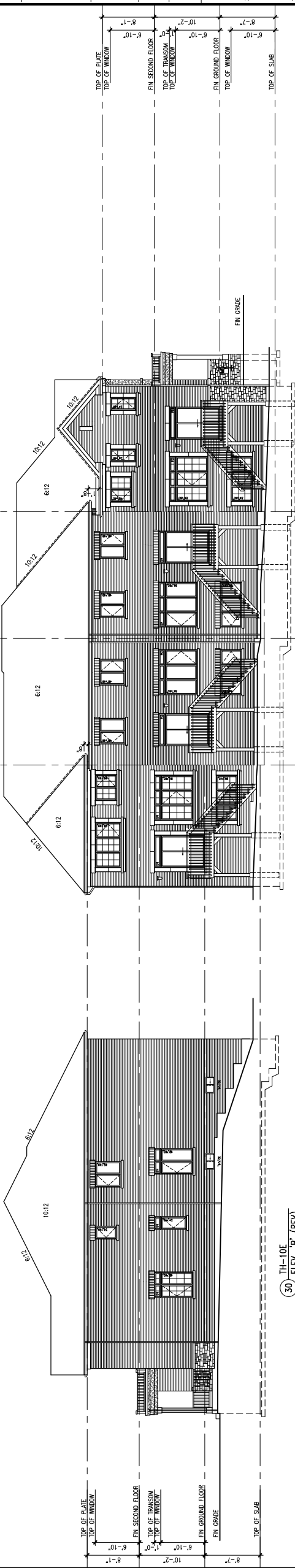
STATUS: *2501*

VALS DESIGN INC.

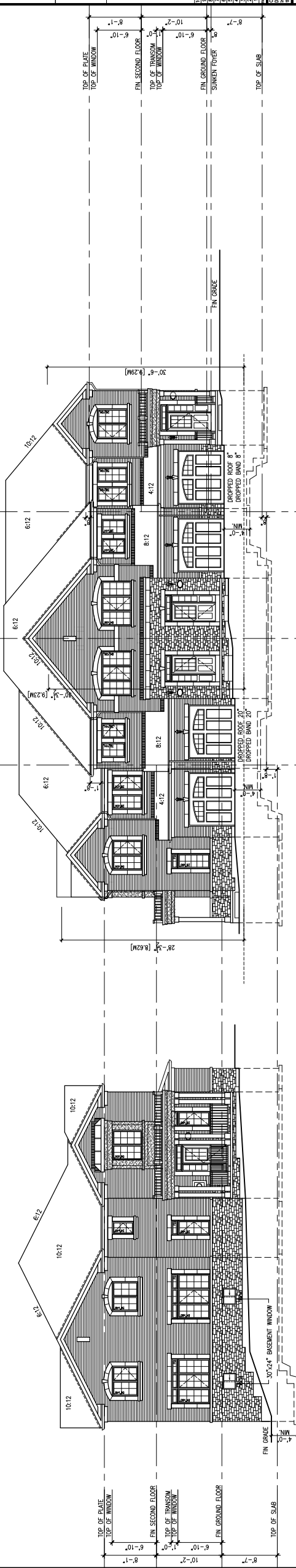
42550

BAYVIEW WELLINGTON	CORNERBROOK
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date 12/15/2015	time 1:00 PM	day 3
checked by [signature]	checked in [signature]	checked by [signature]
date 12/15/2015	time 1:00 PM	day 3
checked by [signature]	checked in [signature]	checked by [signature]



30 TH-10E
ELEV. 'B' (REV)



27 TH-10C
ELEV. 'B'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the referenced Guidelines. The Guidelines include provisions for setbacks, including zoning provisions and any provisions in the subdivision agreement. The Architect is not responsible in any way for examining or approving site (plotting) plans or working drawings with respect to any zoning or subdivision regulations. The location of any house can be properly built or located on its lot.

This is to certify that these plans comply with the **Seattle Architectural Design**

Guidelines approved by the Town of
WILTON.

1000

BLOCK 16

REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE: REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT

BUILDING AREA (INC. PORCH) = 4388 S.F.
(407.65 S.M.)

WOOD LINTELS AND BUILT-UP WOOD BEAMS

LOOSE STEEL UNITS

L7	—	90	×	90	×	8.0L	(3-1/2" × 3-1/2" × 1/4")
L8	—	90	×	90	×	8.0L	(3-1/2" × 3-1/2" × 5/16")
L9	—	100	×	90	×	8.0L	(4" × 3-1/2" × 5/16")
L10	—	125	×	90	×	8.0L	(5" × 3-1/2" × 5/16")
L11	—	125	×	90	×	10.0L	(5" × 3-1/2" × 3/8")
L12	—	150	×	100	×	10.0L	(6" × 4" × 3/8")
L13	—	180	×	100	×	10.0L	(7" × 4" × 3/8")

LAMINATED VENEER LUMBER (LVL) BEAMS

WL4A	—	1-1	$3/4 \times 9$	$1/2"$	(-45x240)
WL4	—	2-1	$3/4 \times 9$	$1/2"$	(-2x52x40)
WL5	—	3-1	$3/4 \times 9$	$1/2"$	(3-45x240)
WL5A	—	4-1	$3/4 \times 9$	$1/2"$	(4-45x240)
WL6A	—	1-1	$3/4 \times 11$	$7/8"$	(-45x300)
WL6	—	2-1	$3/4 \times 11$	$7/8"$	(-2x51x300)
WL7	—	3-1	$3/4 \times 11$	$7/8"$	(3-45x300)
WL8	—	4-1	$3/4 \times 11$	$7/8"$	(4-45x300)

WINDOWS:
1) MINIMUM BEDROOM WINDOW - OBC. 9.7.1.3. -
AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM IS TO
HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE
AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3").

2) WINDOW GUARDS - OBC. 9.7.1.6, & 9.8.8.
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL
IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR
AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT
GRADE IS GREATER THAN 1800mm (5'-11").

3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DW.-B 9.7.1.7. & SB12-2.1.1.8

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

REFER TO INDIVIDUAL
UNITS FOR THE
FOLLOWING

-GROUND FLOOR ROOF
STRUCTURE
-BASEMENT AND GROUND
FLOOR LINTELS
GROUND FLOOR AND

SECOND FLOOR AND
STRUCTURE
-DOUBLE VOLUME WALL
LOCATION AND DETAILS

NOTE:
ROOF TRUSSES AND
SECOND FLOOR LINTELS
CONCRETE SLABS

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	AUG. 25/15	WT
2	REV. AS PER ROOF TRUSS CO-ORD.	SEP. 11/15	BR
3	REV. BLOCK 12 LOT 12 AS PER GRADING CONC.	SEP. 11/15	BR
4	REV. CONCRETE FOUNDATION AS PER ARCH. CONTROL COMMENTS	SEP. 28-15	BR
5			
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VAS³ DESIGN

3004 Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255
f 416.630.2782
vas3design.com

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 for information only and are not to be used for construction. No liability will be retained at the completion of the work. Drawings are not to be scaled.

All drawings specifications, related documents and design are the copyright property of NO DESIGN.
Replication of this property in whole or in part is strictly prohibited without NO DESIGN's written permission.

I have reviewed and take responsibility for this design
and I am the author and make the requirements set out in the
Drawing Bidding Code to be a Designer

signature information

Washington, D.C.-English

signature

NAS, Division Inc

25001

80N

4769N

project name	BAYVIEW WELLINGTON
code	C00NE000000V

date	day	month	year	1/8" = 1/4"	scale	smoking on
done by	checked by	checked by	checked by	file name	file name	1
CUMBERBROOK WHITBT, OH cell 2299 project no 14037 cell no 14037						
BLOCK 14						

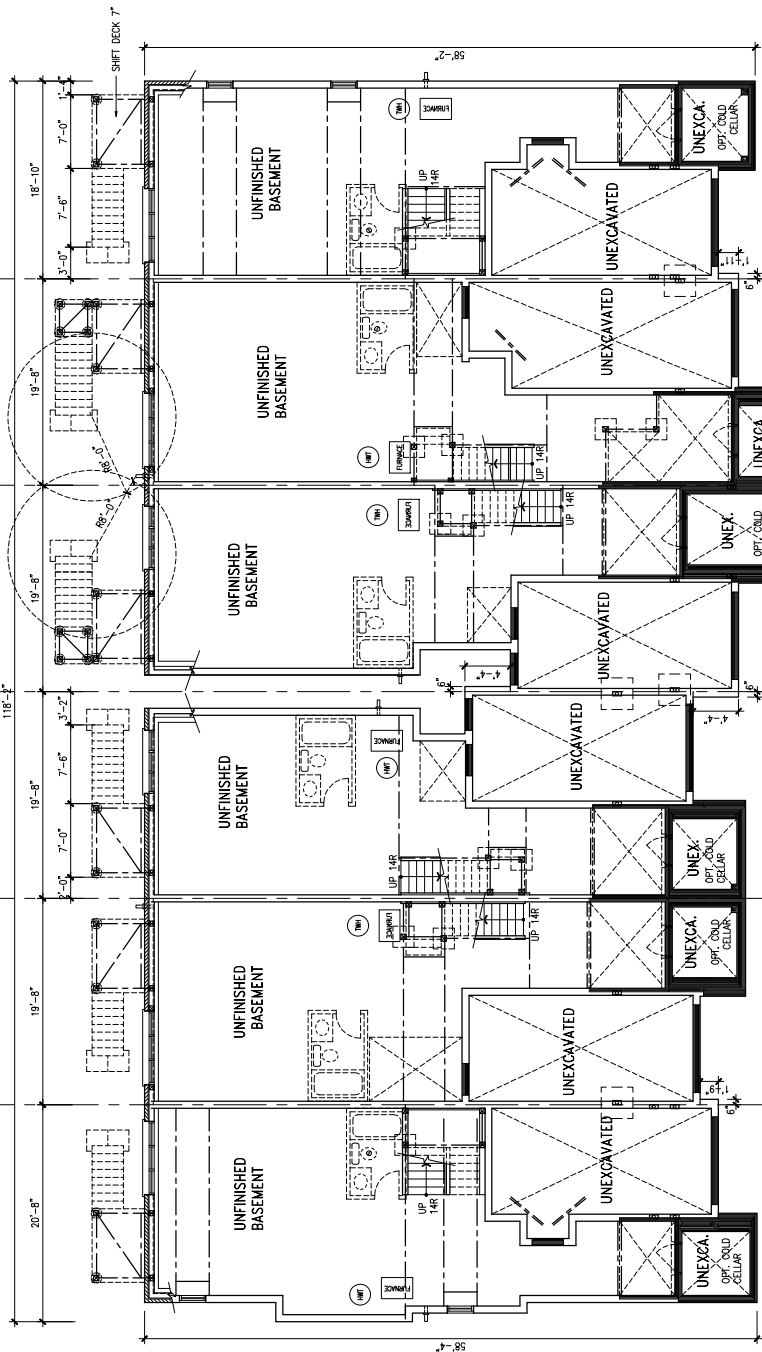
It is the builder's complete responsibility to ensure that all plans submitted for approval are in accordance with the applicable codes and all applicable laws and regulations, including zoning provisions and any covenants, conditions and restrictions. The Architect is not responsible in any way for examining or approving the Building Plans or for determining whether the plans conform to building codes or permit, master or that any house can be properly sited or located on its lot.

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

BLOCK 14

REFER TO INDIVIDUAL
WORKING DRAWINGS FOR
FOOTING SIZES

NOTE: REVISION CLOUD INDICATES CONDITION THAT DIFFERS FROM STANDARD UNIT



37 TH-10E MOD
ELEV. 'B'

38 TH-3
ELEV. 'B' (REV)

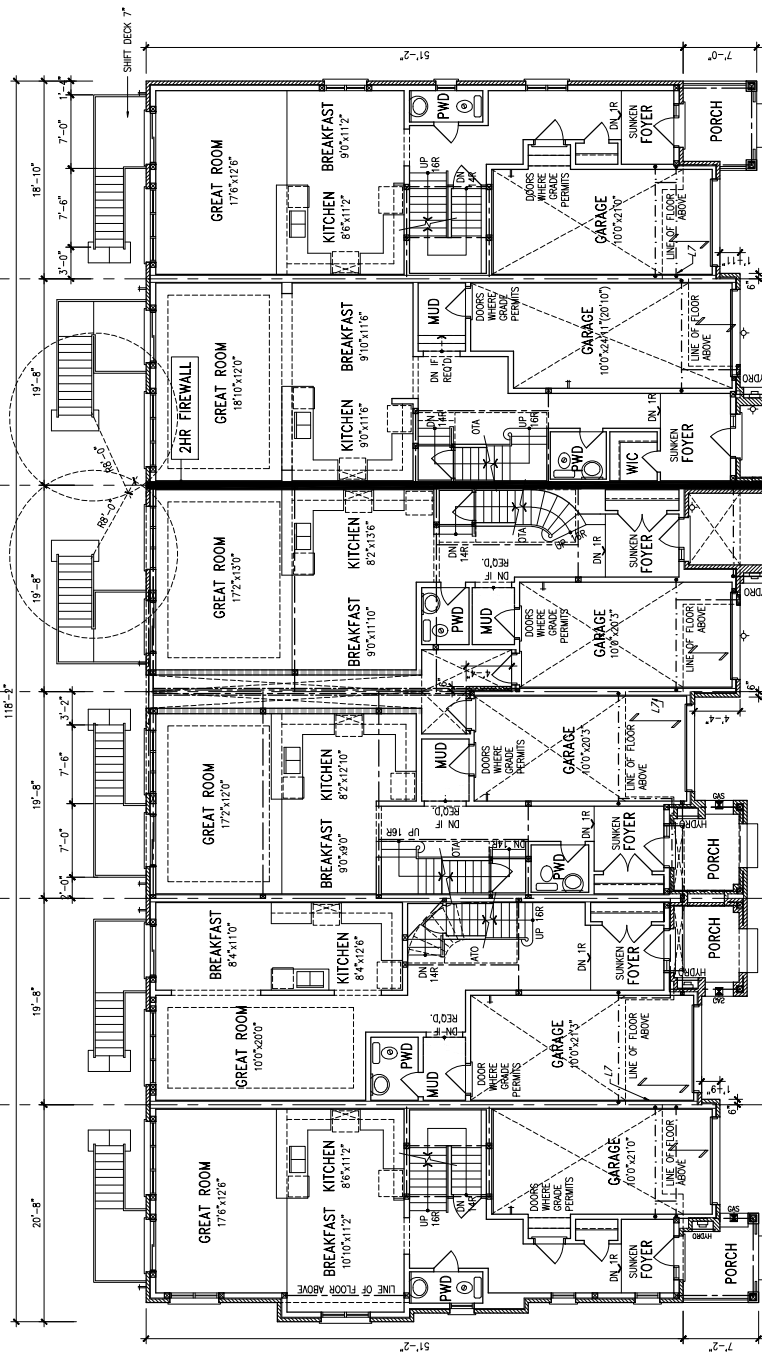
39 TH-1
ELEV. 'B'

40 TH-2
ELEV. 'B' (REV)

41 TH-5
ELEV. 'B' MOD.
ULT. CORROSION

42 TH-10E
ELEV. 'B' (REV)

BASEMENT PLANS



TH-10E MOD
ELEV. 'B'

TH-3
ELEV. 'B' (REV)

TH-1
ELEV. 'B'

TH-2
ELEV. 'B' (REV)
W/ FORWARD

TH-5
ELEV. 'B' MOD.
W/ FORWARD

TH-10E
ELEV. 'B' (REV)

GROUND FLOOR PLANS

It is the builders' complete responsibility to ensure that all plans submitted for review are in accordance with the Architectural Guidelines. The Town of Whitby does not assume any liability for errors or omissions in the guidelines, including drawing provisions and any *any* other information. The Town of Whitby is not responsible in any way for examining or approving any (a) plans or drawings, (b) specifications, (c) building codes or permit material 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.

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

REFER TO INDIVIDUAL
UNITS FOR THE

- FOLLOWING
- GROUND FLOOR ROOF
- STRUCTURE
- BASEMENT AND GROUND
- FLOOR LINTELS
- GROUND FLOOR AND
- SECOND FLOOR
- STRUCTURE
- DOUBLE VOLUME WALL
- LOCATION AND DETAILS
- CONCRETE SLABS

NOTE:
ROOF
SECON
SHOWN

date	description	by
SEP 28-15	REV PORCH FOUNDATION AS PER ARCH CONTROL COMMENTS	BC
SEP 11-15	REV. BLOCK 12 LOT 17 AS PER GRADING CONC.	BT
AUG. 25/15	REV. AS PER ROOF TRUSS CO-ORD.	BT
	ISSUED FOR CLIENT REVIEW	

Architect must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work. All drawings and specifications are the property of the architect and must be returned at the completion of the work. Drawings are not to be scaled.

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

DESIGN

For completed form, return and retain responsibility for this order and have the certification and meets the requirements set out in the Ontario Building Code in W 4 Design.

Qualification Information

Washington Ave-Baghdad

name *W. Baghdad*

phone *1*

25501

BOB

25501

BAYVIEW WELLINGTON

NERBROOK

DATE	EXP	TIME	DATE	TIME
DATE 2015 TIME by 1/8" = 1'-0" 14037-BLOCK check by no drawn by 1				
BLOCK 18				

$$\text{BUILDING AREA (INC. PORCH)} = 6670 \text{ S.F.} \\ (619.64 \text{ S.M.})$$
[illegible]

WINDOWS:

1) **MINIMUM BEDROOM WINDOW -08C, 9.7.1.3.-**
AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM IS TO HAVE MIN. 0.30m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR HEIGHT OF 380mm (1'-3").

2) **WINDOW GUARDS -08C, 9.7.1.6, & 9.8.8.**
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").

3) EXTERIOR WINDOWS
SHALL COMPLY WITH CBC DIV.-B 9.7.1.7. & SB12-2.1.1.8

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

REFER TO INDIVIDUAL
UNITS FOR THE
FOLLOWING

- GROUND FLOOR ROOF
STRUCTURE
- BASEMENT AND GROUND
FLOOR LINTELS
- GROUND FLOOR AND
SECOND FLOOR
STRUCTURE

NOTE:
ROOF TRUSSES AND
SECOND FLOOR LINTELS
SHOWN ON BLOCK

[illegible]

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

VA3
DESIGN

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

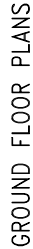
All drawings specifications, related documents and design are the copyrighted property of A3 DESIGN. Reproduction of this property in any form or in part is strictly prohibited without A3 DESIGN's written permission.

BAYVIEW WELLINGTON

CORNERBROOK

CONTRACTOR	project no.	14037	BLOCK 18	drawing no.	2
WHITBY, ON.	14037				
DATE	1/8" = 1' HORIZ	14037-ALCOES			
DATE	2015	checked by			
DATE		drawn by			
DATE		scale			

NOTE:
REVISION CLOUD INDICATES
CONDITION THAT DIFFERS FROM
STANDARD UNIT



The town's code commission is responsible for ensuring that all plans submitted for approval by the town comply with the Architectural Guidelines and the town's zoning ordinance. The commission is also responsible for reviewing and recommending to the town board any proposed changes to the guidelines or ordinance. The commission is made up of seven members, including the town engineer, the town clerk, and five citizens. The commission meets on a regular basis to review plans and make recommendations. The town board is responsible for approving or denying the commission's recommendations. The town board also has the authority to amend the guidelines or ordinance. The town board meets on a regular basis to make these decisions. The town's code commission and town board are both responsible for ensuring that the town's development is in accordance with the guidelines and ordinance. The town's code commission is the first line of defense against non-compliant development, while the town board is the final authority on the matter. The town's code commission and town board are both committed to ensuring that the town's development is in accordance with the guidelines and ordinance, and that the town's character is preserved.

All drawings specifications, needed for construction, are the copyright property of W3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without W3 DESIGN's written permission.

BROOK

BLOCK 15

(502.12 S.M.)

WOOD LINTELS AND BUILT-UP WOOD BEAMS

L7 — 90 × 90 × 6.0L (3-1/2" × 3-1/2" × 1/4")
 L8 — 90 × 90 × 8.0L (3-1/2" × 3-1/2" × 5/16")
 L9 — 100 × 90 × 8.0L (4" × 3-1/2" × 5/16")
 L10 — 125 × 90 × 8.0L (5" × 3-1/2" × 5/16")
 L11 — 125 × 90 × 10.0L (5" × 3-1/2" × 3/8")

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL4A	—	1-1	3/4"x9	1/2"	(2-45x240)
LVL4	—	2-1	3/4"x9	1/2"	(2-45x240)
LVL5	—	3-1	3/4"x9	1/2"	(3-45x240)
LVL5A	—	4-1	3/4"x9	1/2"	(4-45x240)
LVL6A	—	1-1	3/4"x11	7/8"	(1-45x300)
LVL6	—	2-1	3/4"x11	7/8"	(2-45x300)
LVL7	—	3-1	3/4"x11	7/8"	(3-45x300)

1) MINIMUM BEDROOM WINDOW -OBC. 9.7.1.3.-
AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN.

3) EXTERIOR WINDOWS
SHALL COMPLY WITH CBC DIV.-B 9.7.1.7. & SB12-2.1

VENEER CUT
WHEN VENEER CUT IS GREATER

REFER TO INDIVIDUAL

-GROUND FLOOR ROOF
 STRUCTURE
 -BASEMENT AND GROUND
 FLOOR LINTELS
 -GROUND FLOOR AND
 SECOND FLOOR
 STRUCTURE
 -DOUBLE VOLUME WALL
 LOCATION AND DETAILS

NOTE:
ROOF TRUSSES AND
SECOND FLOOR LINTELS
SHOWN ON BLOCK

REV	AS PER CITY'S COMMENTS	JAN 12
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13	REV. BLOCK 12 LOT 12 AS PER GRADING COND.	SEP 11
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of WHITBY.

and has the qualifications and meets the requirements and
Ontario Billing Code to be a Designer.

qualification information
Washington, Jan-Regade *Jan-Regade*
name *Jan-Regade*
U.S. Practising Address *1*

BAYVIEW WELLINGTON

BLOCK

DATE	TIME	NAME
MAY 2015	1/8" = 1'-0"	
DRAWN BY	CHECKED BY	IN REVIEW

WOOD LINTELS AND BUILD-UP WOOD BEAMS

B1	2/38 x 164	(2/2" x 8")	SPR.#2
B2	2/38 x 164	(2/2" x 8")	SPR.#2
B3	4/38 x 164	(4/2" x 8")	SPR.#2
B4	4/38 x 164	(4/2" x 8")	SPR.#2
B5	5/38 x 164	(5/2" x 8")	SPR.#2
B6	5/38 x 164	(5/2" x 8")	SPR.#2
B7	5/38 x 164	(5/2" x 8")	SPR.#2
B8	2/38 x 235	(2/2" x 10")	SPR.#2
B9	3/38 x 235	(3/2" x 10")	SPR.#2
B10	4/38 x 235	(4/2" x 10")	SPR.#2
B11	4/38 x 235	(4/2" x 10")	SPR.#2
B12	5/38 x 235	(5/2" x 10")	SPR.#2
B13	5/38 x 235	(5/2" x 10")	SPR.#2
B14	5/38 x 235	(5/2" x 10")	SPR.#2
B15	2/38 x 266	(2/2" x 12")	SPR.#2
B16	3/38 x 266	(3/2" x 12")	SPR.#2
B17	4/38 x 266	(4/2" x 12")	SPR.#2
B18	4/38 x 266	(4/2" x 12")	SPR.#2
B19	5/38 x 266	(5/2" x 12")	SPR.#2
B20	5/38 x 266	(5/2" x 12")	SPR.#2

LOOSE STEEL LINTELS

L7	— 90 × 90 × 8.0L (3-1/2" × 3-1/2" × 1/4")
L8	— 90 × 90 × 8.0L (3-1/2" × 3-1/2" × 5/16")
L9	— 100 × 90 × 8.0L (4" × 3-1/2" × 5/16")
L10	— 125 × 90 × 8.0L (5" × 3-1/2" × 5/16")
L11	— 125 × 90 × 10.0L (5" × 3-1/2" × 3/8")
L12	— 150 × 100 × 10.0L (6" × 4" × 3/8")
L13	— 180 × 100 × 10.0L (7" × 4" × 3/8")

LAMINATED VENEER LUMBER (LVL) BEAMS	
VL1A	1-1 / 3/4"x7 / 1/4" (1-45x184)
VL1	1-1 / 3/4"x7 / 1/4" (2-45x184)
VL2	3-1 / 3/4"x7 / 1/4" (3-45x184)
VL3	4-1 / 3/4"x7 / 1/4" (4-45x184)
VL4A	1-1 / 3/4"x9 / 1/2" (1-45x240)
VL4	1-1 / 3/4"x9 / 1/2" (2-45x240)
VL5	3-1 / 3/4"x9 / 1/2" (3-45x240)
VL5A	4-1 / 3/4"x9 / 1/2" (4-45x240)
VL6A	1-1 / 3/4"x11 / 7/8" (1-45x300)
VL6	1-1 / 3/4"x11 / 7/8" (2-45x300)
VL7	3-1 / 3/4"x11 / 7/8" (3-45x300)
VL8	4-1 / 3/4"x11 / 7/8" (4-45x300)

WINDOWS:
1) **MINIMUM BEDROOM WINDOW - OBC. 9.7.1.3.-**
AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3").

2) WINDOW GUARDS -OBC, 9.7.1.6, & 9.8.8.
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL
IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR
AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT
GRADE IS GREATER THAN 1800mm (5'-11").

3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-B 9.7.1.7. & S812-2.1.1.8.

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

REFER TO INDIVIDUAL
UNITS FOR THE
FOLLOWING
-GROUND FLOOR ROOF
STRUCTURE
-BASEMENT AND GROUND
FLOOR LINTELS
-GROUND FLOOR AND
SECOND FLOOR
STRUCTURE
-DOUBLE VOLUME WALL
LOCATION AND DETAILS
-CONCRETE SLABS

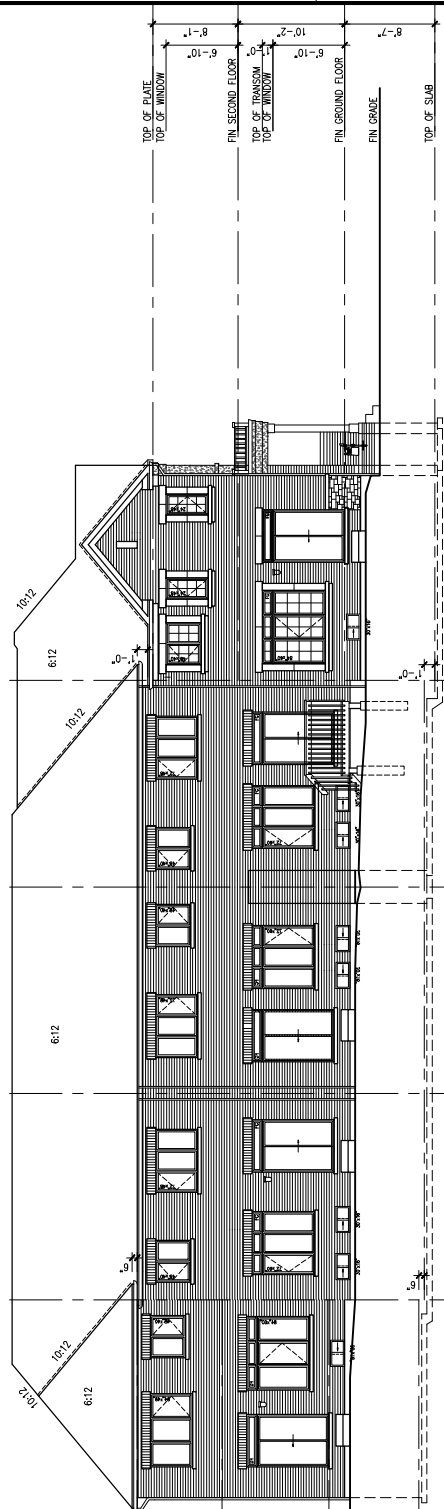
NOTE:
ROOF TRUSSES AND
SECOND FLOOR LINTELS
SHOWN ON BLOCK

	date	by
10	JAN 12-18 HC	
9	SEP 11-15 RC	
8	AUG 25/75 WT	
7		
6		
5		
4		
3		
2		
1		

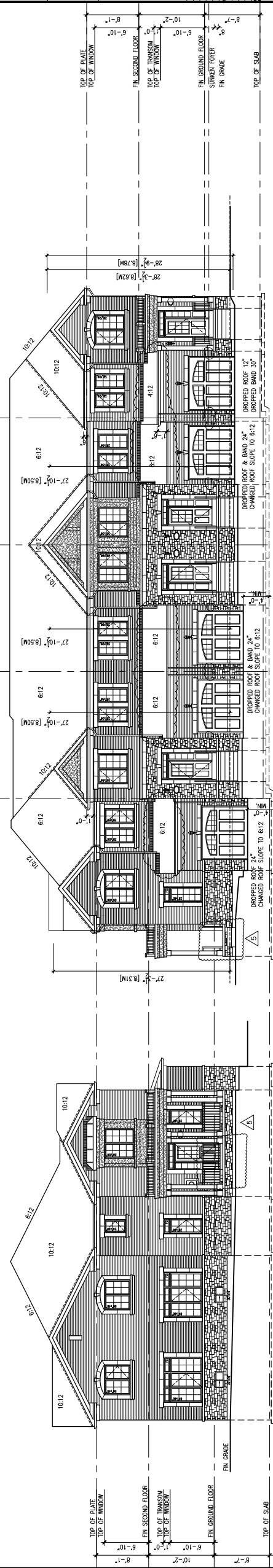
VAB DESIGN

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 Toronto, ON M3H 1S8
 Tel: 416.530.4382
 Fax: 416.530.4382
va3design.com

Contractors must verify all dimensions on the job and report any discrepancies to the architect immediately. VAB Design is not responsible for any errors or omissions in the instruments of service and the property of the architect shall be returned at the completion of the work. Drawings are not to be reused.

[illegible]

RIGHT SIDE ELEVATION $\frac{\text{TH-10E}}{\text{ELEV. 'B' (REV)}}$ $\frac{\text{TH-10E}}{\text{ELEV. 'B' (REV)}}$ REAR ELEVATIONS



(22) TH-10C
ELEV. 'B'
(22) TH-10C
ELEV. 'B'

It is the builder's complete responsibility to ensure that all plans submitted for review comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions of the Comprehensive Zoning Ordinance. The architect or engineer is not responsible for examining or approving the zoning plans or working drawings with respect to any zoning or other regulatory requirements. The building house can be properly built or located on the lot.

WOOD LUMBER AND BUILD-UP BOARD BEAMS	
1	2/8" x 14 1/2" x 17' 99#42
2	3/8" x 14 1/2" x 17' 99#42
3	1/2" x 14 1/2" x 17' 99#42
4	5/8" x 14 1/2" x 17' 99#42
5	3/4" x 14 1/2" x 17' 99#42
6	7/8" x 14 1/2" x 17' 99#42
7	1" x 14 1/2" x 17' 99#42
8	1 1/8" x 14 1/2" x 17' 99#42
9	1 1/4" x 14 1/2" x 17' 99#42
10	1 3/8" x 14 1/2" x 17' 99#42
11	1 1/2" x 14 1/2" x 17' 99#42
12	1 3/4" x 14 1/2" x 17' 99#42
13	2" x 14 1/2" x 17' 99#42
14	2 1/8" x 14 1/2" x 17' 99#42
15	2 1/4" x 14 1/2" x 17' 99#42
16	2 3/8" x 14 1/2" x 17' 99#42
17	2 1/2" x 14 1/2" x 17' 99#42
18	2 5/8" x 14 1/2" x 17' 99#42
19	3" x 14 1/2" x 17' 99#42
20	3 1/8" x 14 1/2" x 17' 99#42
21	3 1/4" x 14 1/2" x 17' 99#42
22	3 3/8" x 14 1/2" x 17' 99#42
23	3 1/2" x 14 1/2" x 17' 99#42
24	3 5/8" x 14 1/2" x 17' 99#42
25	4" x 14 1/2" x 17' 99#42
26	4 1/8" x 14 1/2" x 17' 99#42
27	4 1/4" x 14 1/2" x 17' 99#42
28	4 3/8" x 14 1/2" x 17' 99#42
29	4 1/2" x 14 1/2" x 17' 99#42
30	4 5/8" x 14 1/2" x 17' 99#42
31	5" x 14 1/2" x 17' 99#42
32	5 1/8" x 14 1/2" x 17' 99#42
33	5 1/4" x 14 1/2" x 17' 99#42
34	5 3/8" x 14 1/2" x 17' 99#42
35	5 1/2" x 14 1/2" x 17' 99#42
36	5 5/8" x 14 1/2" x 17' 99#42
37	6" x 14 1/2" x 17' 99#42
38	6 1/8" x 14 1/2" x 17' 99#42
39	6 1/4" x 14 1/2" x 17' 99#42
40	6 3/8" x 14 1/2" x 17' 99#42
41	6 1/2" x 14 1/2" x 17' 99#42
42	6 5/8" x 14 1/2" x 17' 99#42
43	7" x 14 1/2" x 17' 99#42
44	7 1/8" x 14 1/2" x 17' 99#42
45	7 1/4" x 14 1/2" x 17' 99#42
46	7 3/8" x 14 1/2" x 17' 99#42
47	7 1/2" x 14 1/2" x 17' 99#42
48	7 5/8" x 14 1/2" x 17' 99#42
49	8" x 14 1/2" x 17' 99#42
50	8 1/8" x 14 1/2" x 17' 99#42
51	8 1/4" x 14 1/2" x 17' 99#42
52	8 3/8" x 14 1/2" x 17' 99#42
53	8 1/2" x 14 1/2" x 17' 99#42
54	8 5/8" x 14 1/2" x 17' 99#42
55	9" x 14 1/2" x 17' 99#42
56	9 1/8" x 14 1/2" x 17' 99#42
57	9 1/4" x 14 1/2" x 17' 99#42
58	9 3/8" x 14 1/2" x 17' 99#42
59	9 1/2" x 14 1/2" x 17' 99#42
60	9 5/8" x 14 1/2" x 17' 99#42
61	10" x 14 1/2" x 17' 99#42
62	10 1/8" x 14 1/2" x 17' 99#42
63	10 1/4" x 14 1/2" x 17' 99#42
64	10 3/8" x 14 1/2" x 17' 99#42
65	10 1/2" x 14 1/2" x 17' 99#42
66	10 5/8" x 14 1/2" x 17' 99#42
67	11" x 14 1/2" x 17' 99#42
68	11 1/8" x 14 1/2" x 17' 99#42
69	11 1/4" x 14 1/2" x 17' 99#42
70	11 3/8" x 14 1/2" x 17' 99#42
71	11 1/2" x 14 1/2" x 17' 99#42
72	11 5/8" x 14 1/2" x 17' 99#42
73	12" x 14 1/2" x 17' 99#42
74	12 1/8" x 14 1/2" x 17' 99#42
75	12 1/4" x 14 1/2" x 17' 99#42
76	12 3/8" x 14 1/2" x 17' 99#42
77	12 1/2" x 14 1/2" x 17' 99#42
78	12 5/8" x 14 1/2" x 17' 99#42
79	13" x 14 1/2" x 17' 99#42
80	13 1/8" x 14 1/2" x 17' 99#42
81	13 1/4" x 14 1/2" x 17' 99#42
82	13 3/8" x 14 1/2" x 17' 99#42
83	13 1/2" x 14 1/2" x 17' 99#42
84	13 5/8" x 14 1/2" x 17' 99#42
85	14" x 14 1/2" x 17' 99#42
86	14 1/8" x 14 1/2" x 17' 99#42
87	14 1/4" x 14 1/2" x 17' 99#42
88	1

- 1) **MINIMUM BEDROOM WINDOW -08C, 9.7.1.5.-**
 AT LEAST ONE WINDOW ON A FLOOR WITH A BEDROOM IS TO HAVE MIN. 0.35^m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3").
- 2) **WINDOW GUARDS -08C, 9.7.1.6. & 9.8.8.5**
 IS GLAZED IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS CLOSER TO THE FLOOR FIN (1'-0") THAN THE FIN, FLOOR AND THE DISTANCE FROM THE FIN, FLOOR TO THE ADJACENT GRACE IS GREATER THAN 1800mm (5'-11").
- 3) **EXTERIOR WALLS -08C, 9.7.1.7 & 9.8.1.2.1.1.8**
 SHALL COMPLY WITH:
 - a) MIN. 100mm (4")
 - b) 4'-0" X 11' 7 1/2" (4'-0" X 12'0")

VENNER CUT
WHEN VENNER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

REFER TO INDIVIDUAL
UNITS FOR THE
FOLLOWING

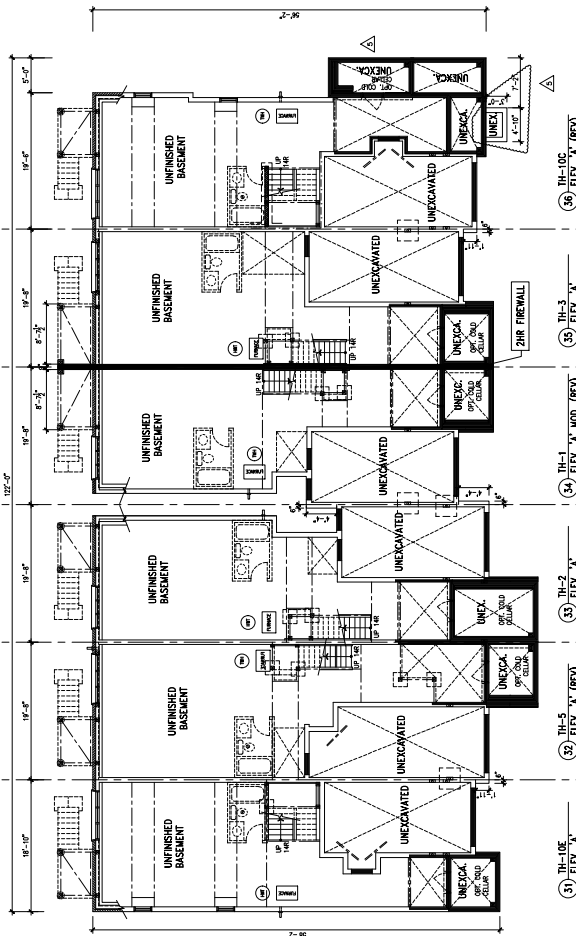
- GROUND FLOOR ROOF STRUCTURE
- BASEMENT AND GROUND FLOOR LINTELS
- GROUND FLOOR AND SECOND FLOOR STRUCTURE

-DOUBLE VOLUME WALL LOCATION AND DETAILS -CONCRETE SLABS	NOTE: ROOF TRUSSES AND SECOND FLOOR LINTELS SHOWN ON BLOCK
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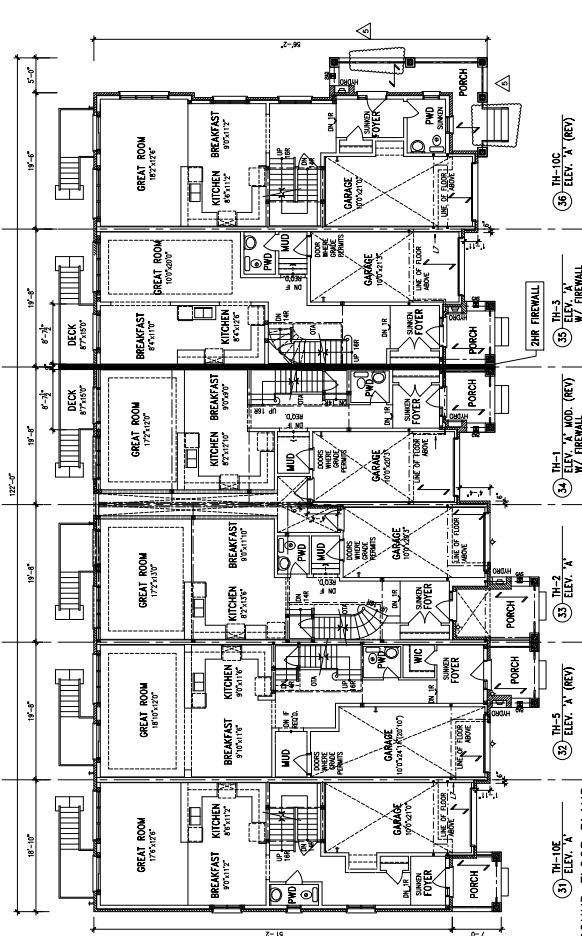
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vo3design.com

BAYVIEW WELLINGTON

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BASEMENT PLANS



GROUND FLOOR PLANS



