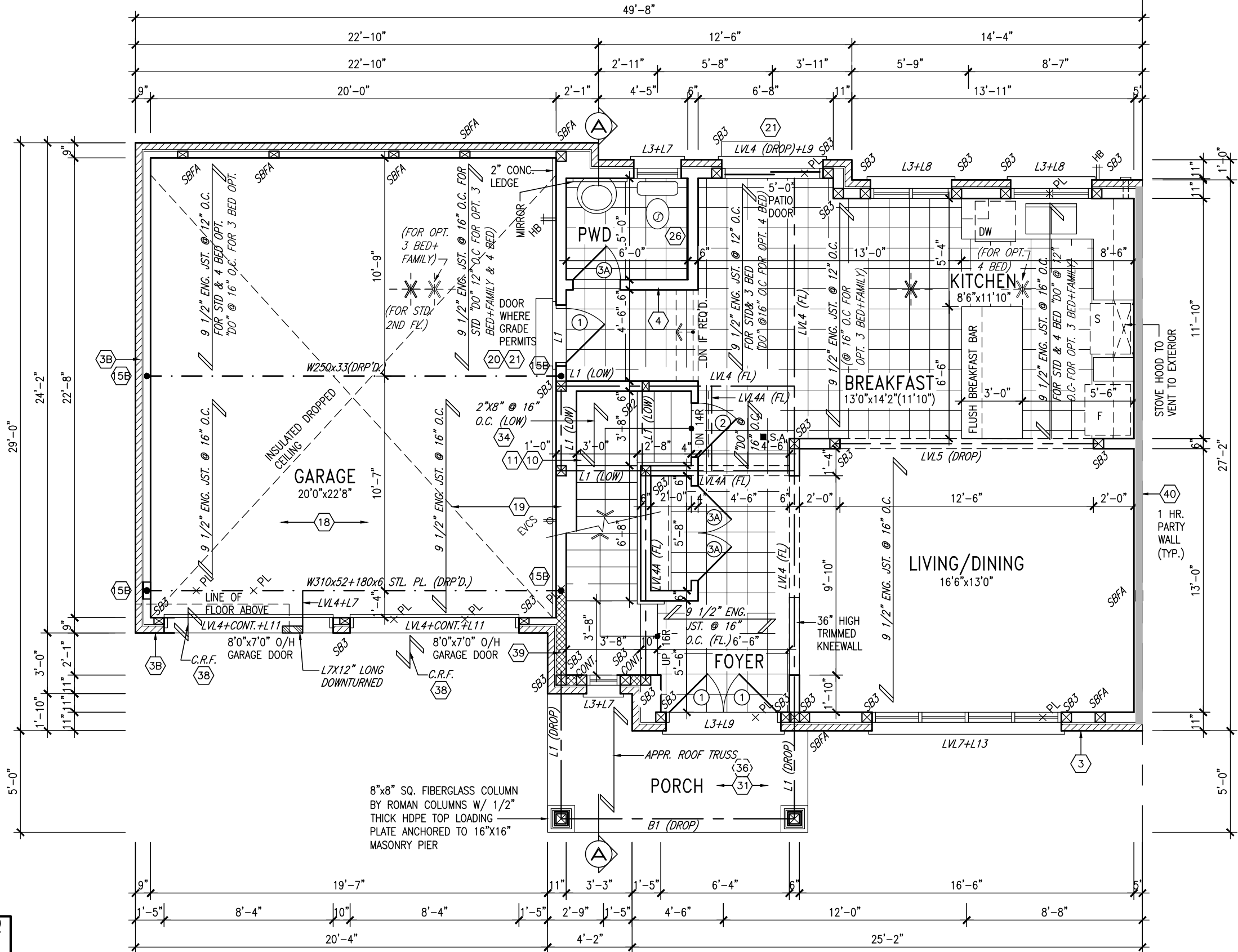


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**NOTE:**  
ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER.

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

- ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)**  
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED. ROUGH-IN SHALL INCLUDE:
- A minimum 200 amp Panelboard,
  - Conduit that is not less than 1 1/16" (27mm) trade size,
  - A square 4 11/16" (119mm) trade size electrical outlet box.
  - Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC. 9.34.4.

SD1-BLOCK 34

GROUND FLOOR PLAN ELEV. 'A'



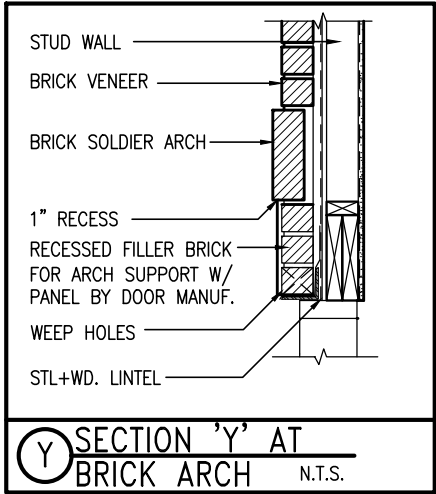
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information  
Wellington Jno-Baptiste 25591 BCB  
name registration information  
VA3 Design Inc. 42658  
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

4. REVISED AS PER ENG'S COMMENTS NOV 16-18 RC  
3. REV. AS PER FLOOR TRUSS MANUF. LAYOUTS NOV 01/18 NH  
2. REV. PER ROOF TRUSS MANUF. COMMENTS OCT. 29/18 WT  
1. ISSUED FOR CLIENT REVIEW APR 2018 VA3

project name  
PASSAGE ON THE CANAL  
project no.  
SD-1-B34  
THE HUDSON 4  
municipality  
ST. CATHERINES, ON  
date  
MARCH 2017  
checked by  
RC  
scale  
3/16" = 1'-0"  
drawing no.  
15009-SD1-B34  
15009-SD1-B34  
drawn by  
WT  
RICHARD - H. ARCHIVE WORKING 2015 15009.BW Units 15009-SD1-B34.dwg - Mon - Nov 26 2018 - 2:39 PM

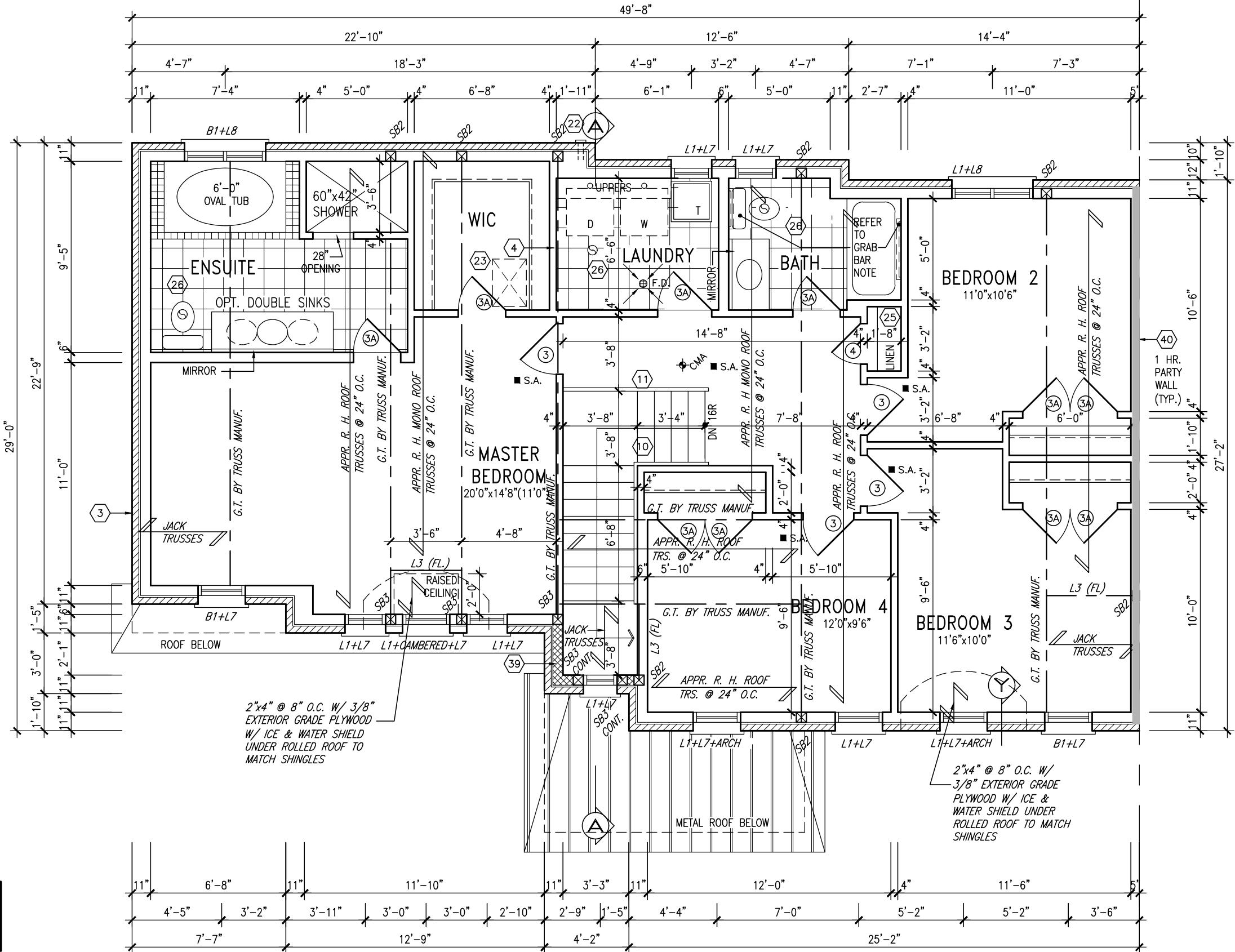
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NOTE: ROOF STRUCTURE MAY VARY  
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

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

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)(f) AND DETAILS PROVIDED



SECOND FLOOR PLAN ELEV. 'A'

SD1-BLOCK 34

SD-1-B34  
THE HUDSON 4

BAYVIEW WELLINGTON

project name  
PASSAGE ON THE CANAL  
municipality  
ST. CATHERINES, ON

project no.  
15009  
drawing no.  
3

date  
MARCH 2017  
checked by  
RC  
drawn by  
WT

revision table

| no. | description                            | date       | by  |
|-----|----------------------------------------|------------|-----|
| 1   | ISSUED FOR CLIENT REVIEW               | APR 2018   | VA3 |
| 2   | REV. PER ROOF TRUSS MANUF. COMMENTS    | OCT. 29/18 | WT  |
| 3   | REV. AS PER FLOOR TRUSS MANUF. LAYOUTS | NOV. 01/18 | NH  |
| 4   | REVISED AS PER ENG'S COMMENTS          | NOV 16-18  | RC  |

VA3 DESIGN  
255 Consumers Rd. Suite 120  
Toronto, ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

signature  
Wellington Jno-Baptiste  
BCN 25591  
42658

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

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4 BEDROOM W/ LOFT

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

|     |                                        |            |     |
|-----|----------------------------------------|------------|-----|
| no. | description                            | date       | by  |
| 1   | ISSUED FOR CLIENT REVIEW               | APR 2018   | VA3 |
| 2   | REV. PER ROOF TRUSS MANUF. COMMENTS.   | OCT. 29/18 | WH  |
| 3   | REV. AS PER FLOOR TRUSS MANUF. LAYOUTS | NOV. 01/18 | NH  |
| 4   | REVISED AS PER ENG'S COMMENTS          | NOV 16-18  | RC  |
| 5   |                                        |            |     |
| 6   |                                        |            |     |
| 7   |                                        |            |     |
| 8   |                                        |            |     |
| 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.

qualification information

**Wellington Jno-Baptiste** 25591

name registration information BCIN

*W. Baptiste* signature

**VA3 Design Inc.** 42658

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

**VA3**  
**DESIGN**  
255 Consumers Rd Suite 1  
Toronto ON M2J 1R4  
416.630.2255 f 416.630.4163  
va3design.com

**BAYVIEW WELLINGTON**

SD-1-B34

|                                                                                                  |               |
|--------------------------------------------------------------------------------------------------|---------------|
| project name                                                                                     | project no.   |
| PASSAGE ON THE CANAL                                                                             | 15009         |
| date                                                                                             | project no.   |
| MARCH 2017                                                                                       | 15009         |
| drawn by                                                                                         | drawing no.   |
| WT                                                                                               | 5             |
| checked by                                                                                       | scale         |
| RC                                                                                               | 3/16" = 1'-0" |
| file name                                                                                        |               |
| 15009-SD1-B34                                                                                    |               |
| RICHARD - H:\ARCHIVE\WORKING\2015\15009.BW\Units\15009-SD1-B34.dwg - Mon - Nov 26 2018 - 2:39 PM |               |

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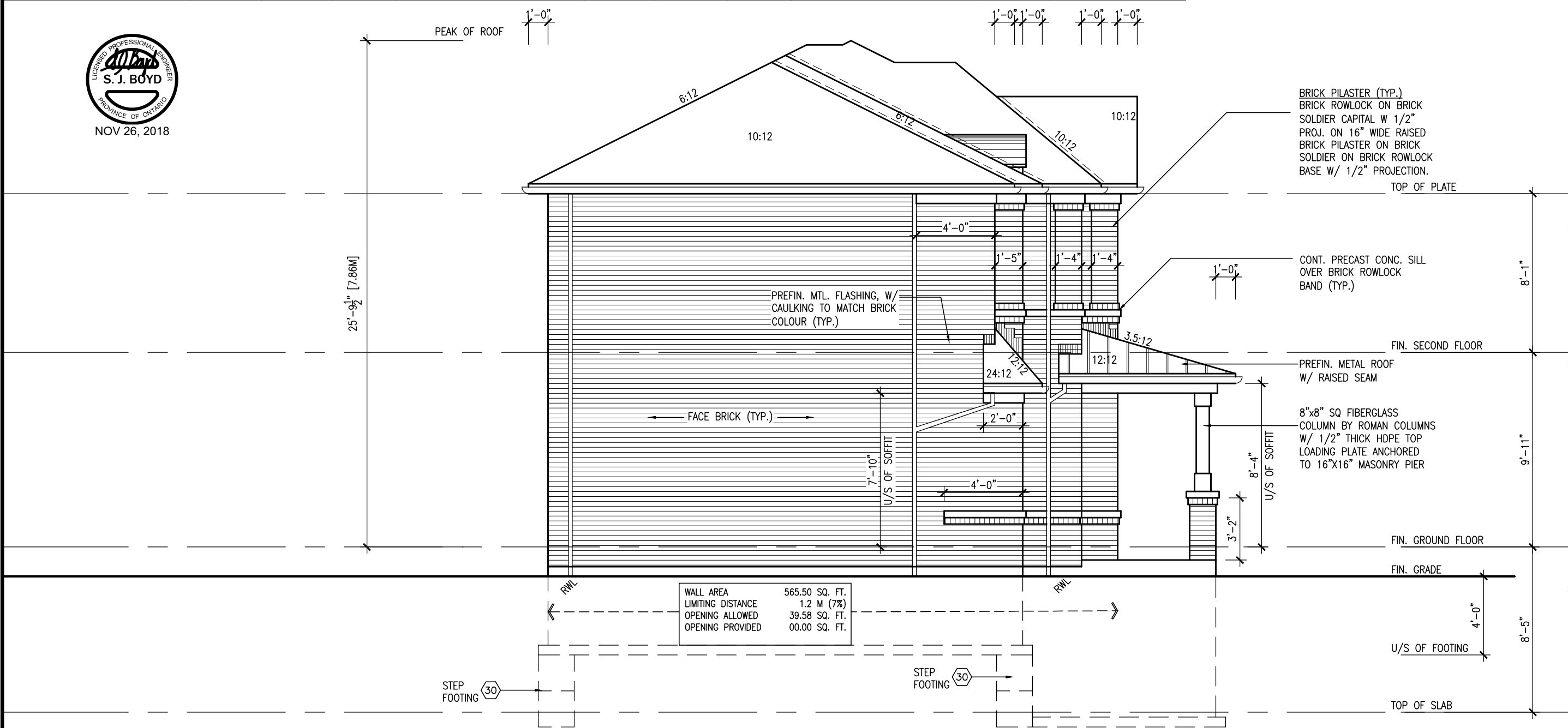
ROOF PLAN A

FRONT ELEVATION 'A'

SD1-BLOCK 34

|                                                                                                                                                                                                                       |                      |                          |                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|-----------------------|
| BAYVIEW WELLINGTON                                                                                                                                                                                                    |                      | SD-1-B34<br>THE HUDSON 4 |                       |
| project name                                                                                                                                                                                                          | PASSAGE ON THE CANAL | municipality             | ST. CATHERINES, ON    |
| project no.                                                                                                                                                                                                           | 15009                | drawing no.              | 6                     |
| date                                                                                                                                                                                                                  | MARCH 2017           | scale                    | 3/16" = 1'-0"         |
| checked by                                                                                                                                                                                                            | RC                   | drawn by                 | WT                    |
| file name                                                                                                                                                                                                             | 15009-SD1-B34        | date                     | Nov 26 2018 - 2:39 PM |
| RICHARD - H. ARCHIVE WORKING 2015 15009-SD1-B34.dwg - Mon - Nov 26 2018 - 2:39 PM                                                                                                                                     |                      |                          |                       |
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| 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.                                    |                      | signature                |                       |
| qualification information                                                                                                                                                                                             |                      | 25591 BCB                |                       |
| Wellington Jno-Baptiste                                                                                                                                                                                               |                      | 42658                    |                       |
| name                                                                                                                                                                                                                  |                      | VAS Design Inc.          |                       |
| registration information                                                                                                                                                                                              |                      | NOV 16-18 RC             |                       |
| 4 REVISED AS PER ENG'S COMMENTS                                                                                                                                                                                       |                      | LAYOUTS                  |                       |
| 3 REV. AS PER FLOOR TRUSS MANUF. COMMENTS                                                                                                                                                                             |                      | NOV. 01/18 WT            |                       |
| 2 REV. PER ROOF TRUSS MANUF. COMMENTS                                                                                                                                                                                 |                      | OCT. 29/18 WT            |                       |
| 1 ISSUED FOR CLIENT REVIEW                                                                                                                                                                                            |                      | APR 2018 VAS             |                       |
| no.                                                                                                                                                                                                                   | description          | date                     | by                    |

| UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))                                           |                               |              |            | UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))                                           |                               |              |            | UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))                                           |                               |              |            |
|------------------------------------------------------------------------------------------|-------------------------------|--------------|------------|------------------------------------------------------------------------------------------|-------------------------------|--------------|------------|------------------------------------------------------------------------------------------|-------------------------------|--------------|------------|
| SD1-BLOCK 34 ELEVATION A                                                                 | ENERGY EFFICIENCY -- OBC SB12 |              |            | SD1-BLK34 EL.A 3BED W/FAM. RM                                                            | ENERGY EFFICIENCY -- OBC SB12 |              |            | SD1-BLK34 EL.A 4BED W/LOFT                                                               | ENERGY EFFICIENCY -- OBC SB12 |              |            |
| ELEVATION                                                                                | WALL AREA S.F.                | OPENING S.F. | PERCENTAGE | ELEVATION                                                                                | WALL AREA S.F.                | OPENING S.F. | PERCENTAGE | ELEVATION                                                                                | WALL AREA S.F.                | OPENING S.F. | PERCENTAGE |
| FRONT                                                                                    | 756 S.F.                      | 185.13 S.F.  | 24.49 %    | FRONT                                                                                    | 756 S.F.                      | 185.13 S.F.  | 24.49 %    | FRONT                                                                                    | 756 S.F.                      | 185.13 S.F.  | 24.49 %    |
| LEFT SIDE                                                                                | 565 S.F.                      | 19.36 S.F.   | 3.43 %     | LEFT SIDE                                                                                | 565 S.F.                      | 19.36 S.F.   | 3.43 %     | LEFT SIDE                                                                                | 565 S.F.                      | 19.36 S.F.   | 3.43 %     |
| RIGHT SIDE                                                                               | 565 S.F.                      | 0 S.F.       | 0.00 %     | RIGHT SIDE                                                                               | 565 S.F.                      | 0 S.F.       | 0.00 %     | RIGHT SIDE                                                                               | 565 S.F.                      | 0 S.F.       | 0.00 %     |
| REAR                                                                                     | 751 S.F.                      | 129.4 S.F.   | 17.23 %    | REAR                                                                                     | 751 S.F.                      | 133.94 S.F.  | 17.83 %    | REAR                                                                                     | 751 S.F.                      | 141.94 S.F.  | 18.90 %    |
| * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION |                               |              |            | * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION |                               |              |            | * OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION |                               |              |            |
| TOTAL SQ. FT.                                                                            | 2637.00 S.F.                  | 333.89 S.F.  | 12.66 %    | TOTAL SQ. FT.                                                                            | 2637.00 S.F.                  | 338.43 S.F.  | 12.83 %    | TOTAL SQ. FT.                                                                            | 2637.00 S.F.                  | 346.43 S.F.  | 13.14 %    |
| TOTAL SQ. M.                                                                             | 244.98 S.M.                   | 31.02 S.M.   | 12.66 %    | TOTAL SQ. M.                                                                             | 244.98 S.M.                   | 31.44 S.M.   | 12.83 %    | TOTAL SQ. M.                                                                             | 244.98 S.M.                   | 32.18 S.M.   | 13.14 %    |



2"x6" FASCIA BOARD

BRICK PILASTER (TYP.)  
BRICK ROWLOCK ON BRICK  
SOLDIER CAPITAL W 1/2"  
PROJ. ON 16" WIDE RAISED  
BRICK PILASTER ON BRICK  
SOLDIER ON BRICK ROWLOCK  
BASE W/ 1/2" PROJECTION.

CONT. PRECAST CONC. SILL  
OVER BRICK ROWLOCK  
BAND (TYP.)

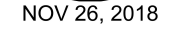
PREFIN. METAL ROOF  
W/ RAISED SEAM

8"x8" SQ FIBERGLASS  
COLUMN BY ROMAN COLUMNS  
W/ 1/2" THICK HDPE TOP  
LOADING PLATE ANCHORED  
TO 16"x16" MASONRY PIER

|                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                       |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAYVIEW WELLINGTON                                                                                                                                                                                                                                                             |  | SD-1-B34<br>THE HUDSON 4                                                                                                                                                                                              |  |
| PASSAGE ON THE CANAL                                                                                                                                                                                                                                                           |  | ST. CATHERINES, ON                                                                                                                                                                                                    |  |
| project name                                                                                                                                                                                                                                                                   |  | project no.                                                                                                                                                                                                           |  |
| MARCH 2017                                                                                                                                                                                                                                                                     |  | 15009                                                                                                                                                                                                                 |  |
| drawn by                                                                                                                                                                                                                                                                       |  | drawing no.                                                                                                                                                                                                           |  |
| WT                                                                                                                                                                                                                                                                             |  | 7                                                                                                                                                                                                                     |  |
| date                                                                                                                                                                                                                                                                           |  | LEFT SIDE ELEVATION 'A'                                                                                                                                                                                               |  |
| checked by                                                                                                                                                                                                                                                                     |  | file name                                                                                                                                                                                                             |  |
| RC                                                                                                                                                                                                                                                                             |  | 15009-SD1-B34                                                                                                                                                                                                         |  |
| scale                                                                                                                                                                                                                                                                          |  | 15009-SD1-B34.dwg                                                                                                                                                                                                     |  |
| 3/16" = 1'-0"                                                                                                                                                                                                                                                                  |  | Mon - Nov 26 2018 - 2:39 PM                                                                                                                                                                                           |  |
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| Wellington Jno-Baptiste                                                                                                                                                                                                                                                        |  | 25591                                                                                                                                                                                                                 |  |
| name                                                                                                                                                                                                                                                                           |  | BCN                                                                                                                                                                                                                   |  |
| registration information                                                                                                                                                                                                                                                       |  | 42658                                                                                                                                                                                                                 |  |
| VAS Design Inc.                                                                                                                                                                                                                                                                |  | NOV 01/18 NH                                                                                                                                                                                                          |  |
| 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. |  | NOV 01/18 NH                                                                                                                                                                                                          |  |
| drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.                                                                                                                                  |  | OCT. 29/18 WT                                                                                                                                                                                                         |  |
| drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.                                                                                                                                  |  | APR 2018 VAS                                                                                                                                                                                                          |  |
| drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.                                                                                                                                  |  | date                                                                                                                                                                                                                  |  |
| drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.                                                                                                                                  |  | by                                                                                                                                                                                                                    |  |
| drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.                                                                                                                                  |  | description                                                                                                                                                                                                           |  |
| drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.                                                                                                                                  |  | 1                                                                                                                                                                                                                     |  |
| drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.                                                                                                                                  |  | 2                                                                                                                                                                                                                     |  |
| drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.                                                                                                                                  |  | 3                                                                                                                                                                                                                     |  |
| drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.                                                                                                                                  |  | 4                                                                                                                                                                                                                     |  |
| drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.                                                                                                                                  |  | 5                                                                                                                                                                                                                     |  |
| drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.                                                                                                                                  |  | 6                                                                                                                                                                                                                     |  |
| drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.                                                                                                                                  |  | 7                                                                                                                                                                                                                     |  |
| drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.                                                                                                                                  |  | 8                                                                                                                                                                                                                     |  |
| drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.                                                                                                                                  |  | 9                                                                                                                                                                                                                     |  |

LEFT SIDE ELEVATION 'A'

SD1-BLOCK 34



2"X6" FASCIA  
BOARD



REAR ELEVATION 'A'

SD1-BLOCK 34

SD-1-B34  
THE HUDSON 4

**BAYVIEW WELLINGTON**

**VAB3**  
**DESIGN**  
255 Consumers Rd. Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

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

qualification information  
wellington jno-baptiste  
name  
identification information  
V43 Design Inc.  
signature  
25591  
BCIN  
42658

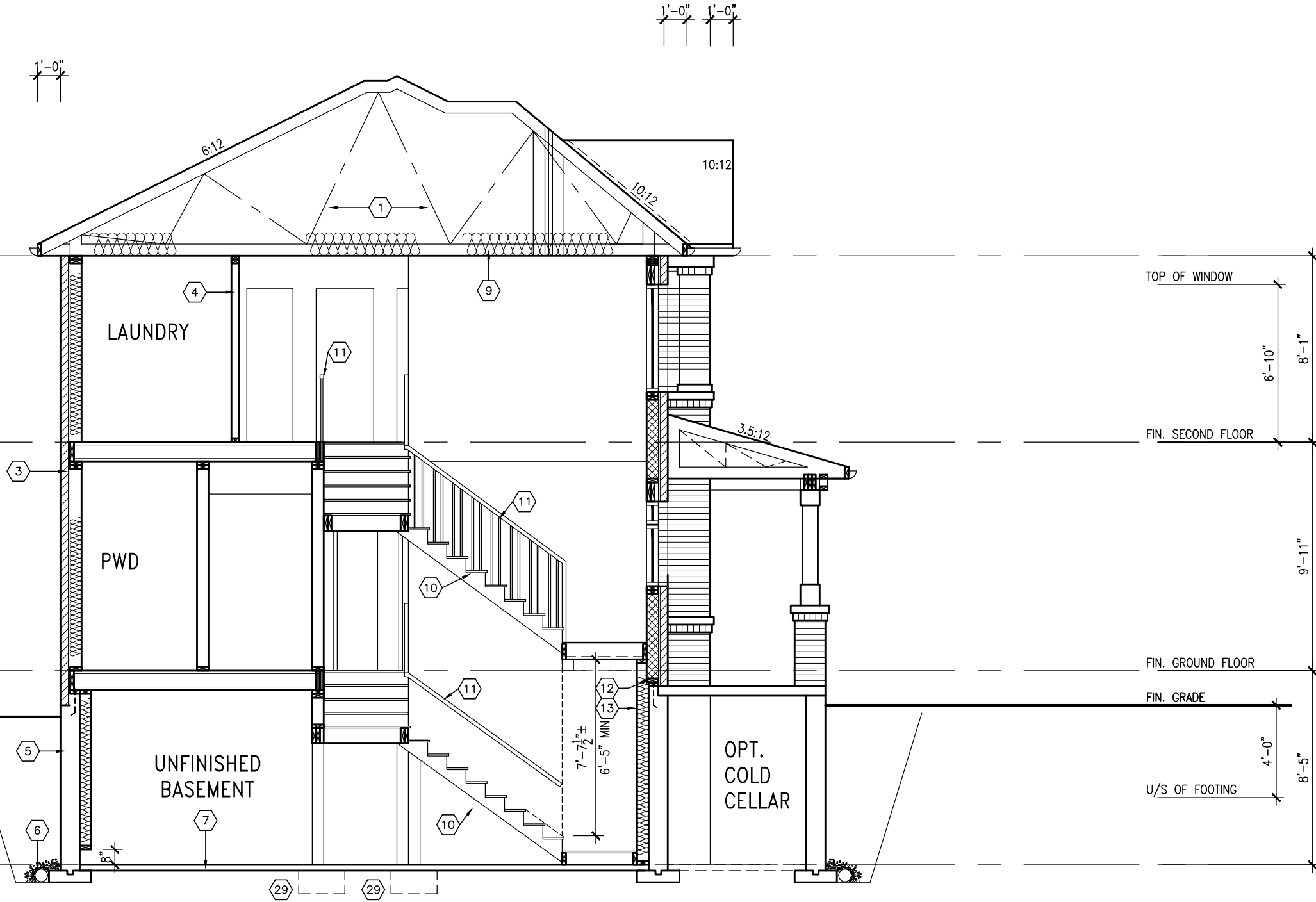
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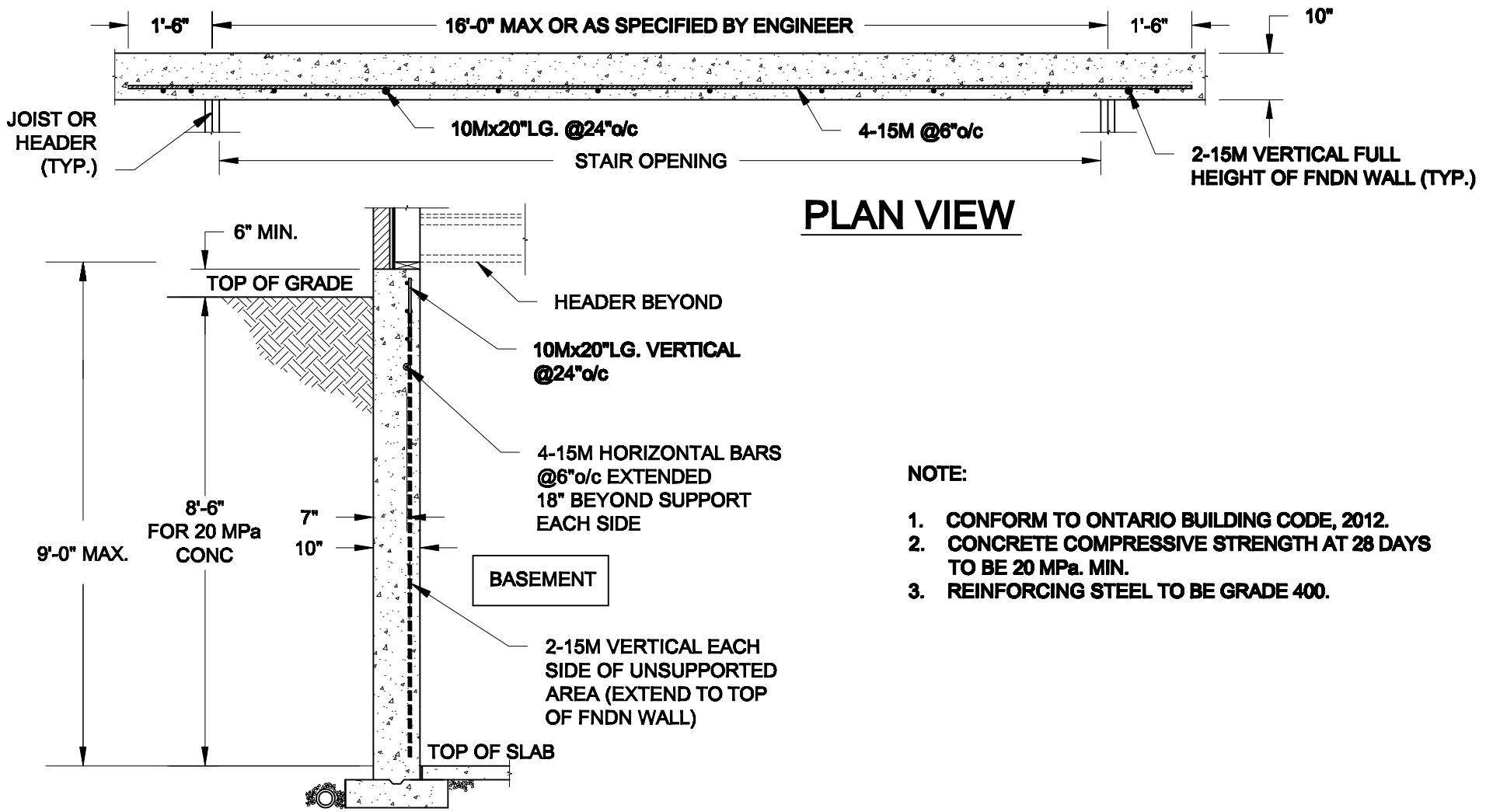
2"X6" FASCIA  
BOARD



CROSS SECTION A-A

SD1-BLOCK 34

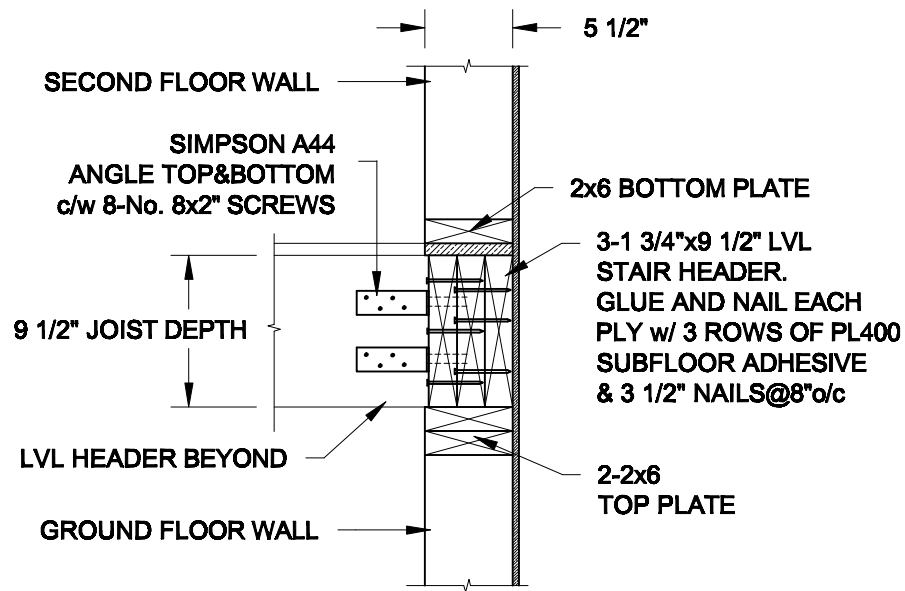
|                                                                                                                                                                                                                                                                                |                                        |                          |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------|---------------|
| BAYVIEW WELLINGTON                                                                                                                                                                                                                                                             |                                        | SD-1-B34<br>THE HUDSON 4 |               |
| PASSAGE ON THE CANAL                                                                                                                                                                                                                                                           |                                        | ST. CATHERINES, ON       |               |
| project name                                                                                                                                                                                                                                                                   |                                        | project no.              |               |
| date                                                                                                                                                                                                                                                                           |                                        | drawing no.              |               |
| drawn by                                                                                                                                                                                                                                                                       |                                        | file name                |               |
| checked by                                                                                                                                                                                                                                                                     |                                        | 15009-SD1-B34            |               |
| RC                                                                                                                                                                                                                                                                             |                                        | 3/16" = 1'-0"            |               |
| WT                                                                                                                                                                                                                                                                             |                                        | 15009-SD1-B34            |               |
| RICHARD - H:\ARCHIVE\WORKING\2015\15009-BW Units\15009-SD1-B34.dwg - Mon - Nov 26 2018 - 2:39 PM                                                                                                                                                                               |                                        | 15009-SD1-B34            |               |
| V3 DESIGN                                                                                                                                                                                                                                                                      |                                        | CROSS SECTION A-A        |               |
| 255 Consumers Rd Suite 120                                                                                                                                                                                                                                                     |                                        | 25591                    |               |
| TORONTO, ON M2J 1R4                                                                                                                                                                                                                                                            |                                        | 42658                    |               |
| t 416.630.2255 f 416.630.4782                                                                                                                                                                                                                                                  |                                        | 42658                    |               |
| v3design.com                                                                                                                                                                                                                                                                   |                                        | 42658                    |               |
| The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                             |                                        | Wellington Jno-Baptiste  |               |
| qualification information                                                                                                                                                                                                                                                      |                                        | BCN                      |               |
| Wellington Jno-Baptiste                                                                                                                                                                                                                                                        |                                        | 25591                    |               |
| name                                                                                                                                                                                                                                                                           |                                        | 42658                    |               |
| registration information                                                                                                                                                                                                                                                       |                                        | 42658                    |               |
| V3 Design Inc.                                                                                                                                                                                                                                                                 |                                        | 42658                    |               |
| Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. |                                        | 42658                    |               |
| Drawings are not to be scaled.                                                                                                                                                                                                                                                 |                                        | 42658                    |               |
| 9.                                                                                                                                                                                                                                                                             | REVISED AS PER ENG'S COMMENTS          | NOV 16-18 RC             | NOV 01/18 NH  |
| 8.                                                                                                                                                                                                                                                                             | REV. AS PER FLOOR TRUSS MANUF. LAYOUTS | NOV 16-18 RC             | NOV 01/18 NH  |
| 7.                                                                                                                                                                                                                                                                             | REV. AS PER ROOF TRUSS MANUF. COMMENTS | OCT. 29/18 WT            | OCT. 29/18 WT |
| 6.                                                                                                                                                                                                                                                                             | ISSUED FOR CLIENT REVIEW               | APR 2018 VAS             | APR 2018 VAS  |
| 5.                                                                                                                                                                                                                                                                             | 1                                      | date                     | by            |



1  
S1

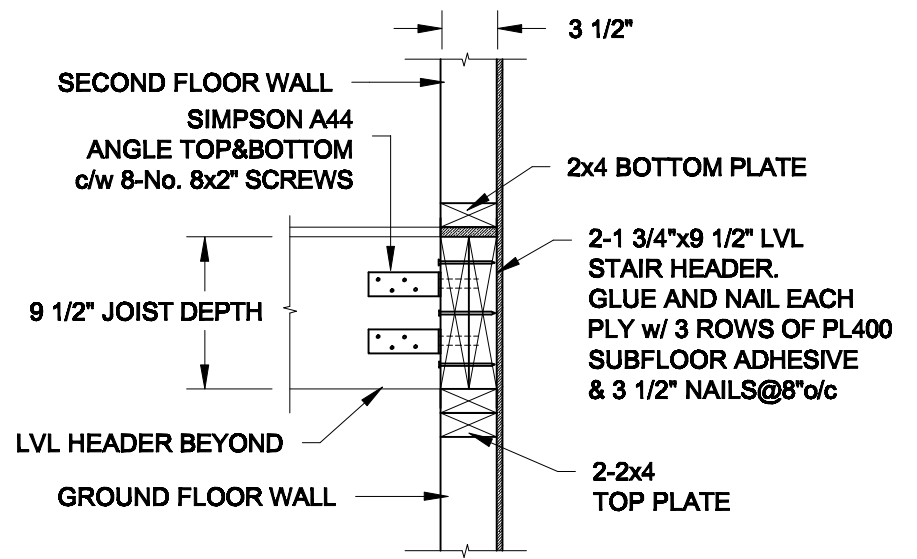
## LATERALLY UNSUPPORTED WALL

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



## 2A HEADER @ EXTERIOR WALL

SCALE: 1" = 1'-0"



## 2B HEADER @ PARTY WALL

SCALE: 1" = 1'-0"

Scale:  
AS NOTED

Date:  
NOV-26-2018

Drawn: SC  
Checked: SJB

**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 - ST. CATHERINES TOWNS  
ST. CATHERINES, ONTARIO

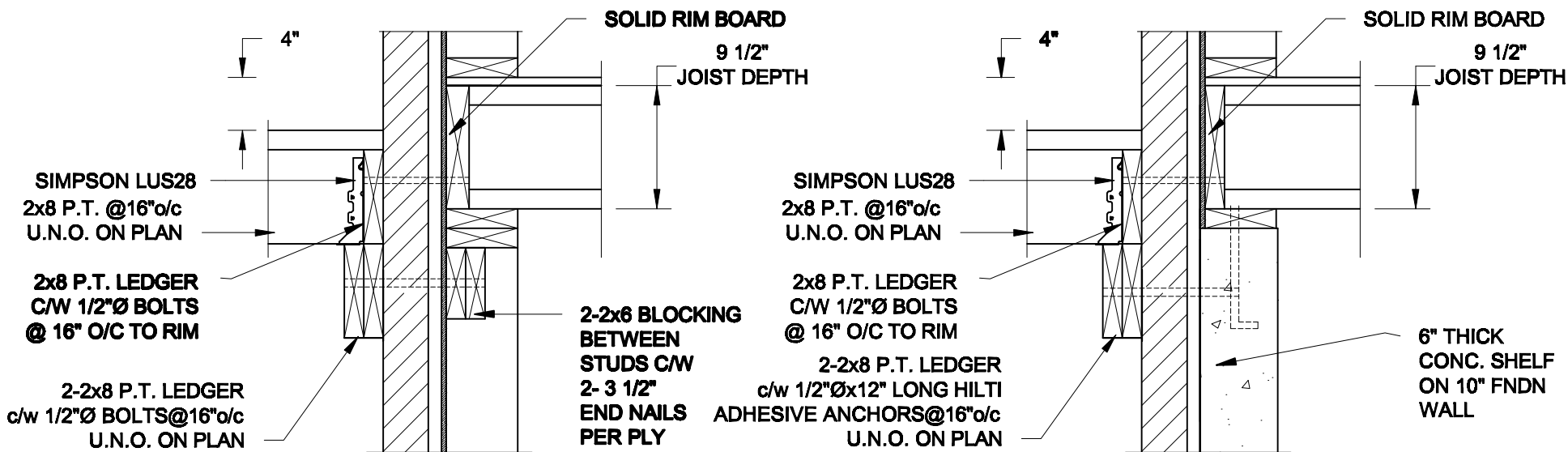
TYPICAL STRUCTURAL DETAILS

Project No.:

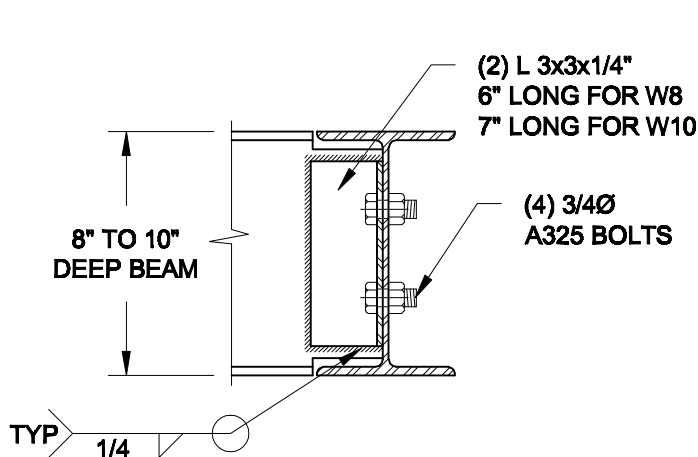
18-226

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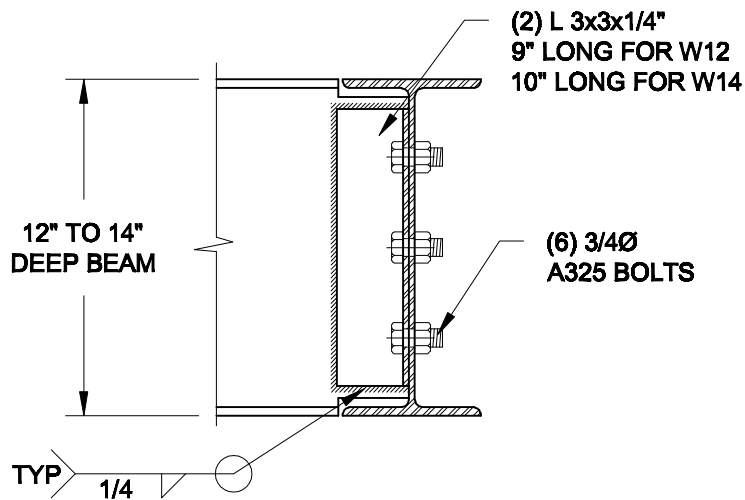
S1



- NOTES: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL  
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL  
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



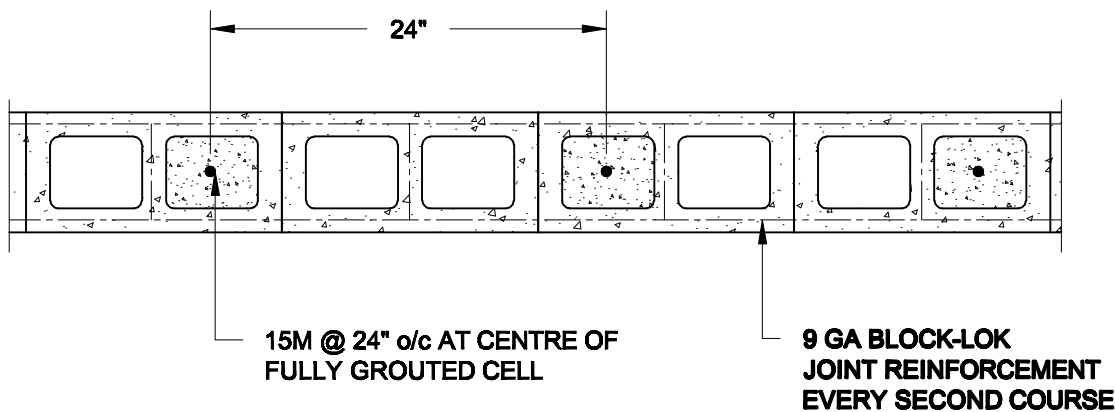
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

## 2 STEEL BEAM CONNECTION DETAIL

SCALE: 1-1/2" = 1'-0"



## 3 PLAN OF FIREWALL AT 2 STOREY CONDITION

SCALE: 1" = 1'-0"

Scale:  
AS NOTED

Date:  
NOV-28-2018

Drawn:  
SC

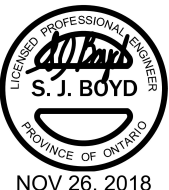
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Engineer's Seal



Project:  
BAYVIEW WELLINGTON HOMES - ST. CATHERINES TOWNS  
ST. CATHERINES, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:  
18-226

Drawing No.:  
S2

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 AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. **ONT. REG. 332/12-2012 OBC**

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

2A. RESERVED

2B. FRAME WALL CONSTRUCTION (2"x4")- GARAGE WALLS

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10"), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. RESERVED

2D. STUCCO WALL CONSTRUCTION (2"x4") -GARAGE WALLS

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C.. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING

9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. RESERVED



3B. BRICK VENEER CONSTRUCTION (2"x4")- GARAGE WALLS

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3C. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD, INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

4. INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))

250mm (10") POURED CONC. FDTN. WALL 30MPa (4350psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYED CONC. FIG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL. WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

| STOREYS SUPPORTED | W/ MASONRY VENEER  | W/ SIDING ONLY     |
|-------------------|--------------------|--------------------|
| 1                 | 18" WIDE x 6" DEEP | 18" WIDE x 6" DEEP |
| 2                 | 22" WIDE x 6" DEEP | 22" WIDE x 6" DEEP |
| 3                 | 28" WIDE x 9" DEEP | 22" WIDE x 6" DEEP |

-SEE OBC 9.15.3.

-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). -REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)

-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:

|                                 |                   |
|---------------------------------|-------------------|
| 2 STOREY WITH WALK-OUT BASEMENT | 545x175 (2'2"x7") |
|---------------------------------|-------------------|

6. FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3.

100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. BASEMENT SLAB OBC. 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)

80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2.A)

PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER. FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8)

RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUIV. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.-

| UNIFORM RISE                                               |  |
|------------------------------------------------------------|--|
| -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS        |  |
| -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT |  |

|                   |                               |
|-------------------|-------------------------------|
| MAX. RISE         | = 200 (7'-7/8")               |
| MIN. RUN          | = 210 (8'-1/4")               |
| MIN. TREAD        | = 235 (9'-1/4")               |
| MAX. NOSING       | = 25 (1")                     |
| MIN. HEADROOM     | = 1950 (6'-5")                |
| RAIL @ LANDING    | = 900 (2'-11")                |
| RAIL @ STAIR      | = 865 (2'-10") to 965 (3'-2") |
| MIN. STAIR WIDTH  | = 860 (2'-10")                |
| FOR CURVED STAIRS |                               |
| MIN. RUN          | = 150 (6")                    |
| MIN. AVG. RUN     | = 200 (8")                    |

HANDRAILS -OBC. 9.8.7.-

FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

INTERIOR GUARDS -OBC. 9.8.8.-

INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH  
EXTERIOR GUARDS - OBC. 9.8.8.  
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

SILL PLATE - OBC. 9.23.7.

38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (SB-12-3.1.1.7, 9.25.2.3, 9.13.2.6)

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

BEARING STUD PARTITION

38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kn (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-72-94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kpa. MINIMUM AND AS PER SOILS REPORT.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

89mm(3-1/2") DIA x 4.78mm(.188) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

STEEL COLUMN

90mm(3-1/2") DIA x 4.78mm(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FELD WELD COL. TO BASE PLATE.

BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 900mm (3'-1/2")

19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

GARAGE SLAB

100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT.

GARAGE CEILINGS/INTERIOR WALLS

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.1.6. WALLS (R22), CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

EXTERIOR STEP

PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7'-7/8") MIN. TREAD 250mm (9'-1/2"). SEE OBC. 9.8.9.2. 9.8.9.3. & 9.8.10.

DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.1.1.)

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8)

ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

FIREPLACE CHIMNEYS OBC. 9.21.

TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

MECHANICAL EXHAUST FAN. VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.

STEEL BEARING PLATE FOR MASONRY WALLS

280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

SOLID WOOD BEARING FOR WOOD STUD WALLS

SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)

3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

STEPPED FOOTINGS OBC 9.15.3.9.

MIN. HORIZ. STEP = 600mm (24").

SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

DIRECT VENTING GAS FURNACE/ H.W.T VENT

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

DIRECT VENTING GAS FIREPLACE VENT

DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

SUBFLOOR, JOIST STRAPPING AND BRIDGING

16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (" SEE OBC 9.30.6. \*) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (" SEE OBC 9.30.2. \*) FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (" SEE OBC 9.23.9.4. \*)

EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2)

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

COLD CELLAR PORCH SLAB (OBC 9.39.)

FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THRD OF SLAB. MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C.. ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

CONVENTIONAL ROOF FRAMING (2.0kpa. SNOW LOAD)

38x140 (2"x6") RAFTERS @ 400mm (16")O.C.) FOR MAX 11-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1-

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

2) WINDOW GUARDS -OBC. 9.8.8.1.(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.-8 9.7.3. & SB12-3.1.1.9

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.

2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.

3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

4) 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. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). SEE DETAIL.

5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9.

6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.25.3.

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E-2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED. IN 2 ROWS FOR 184, 240 & 300mm (7 1/4'-9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

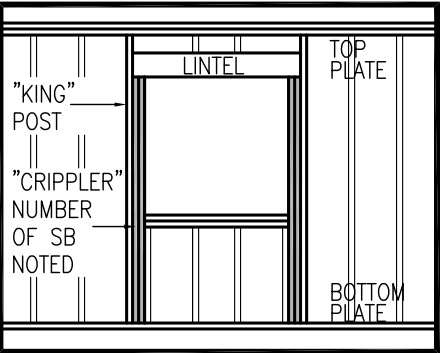
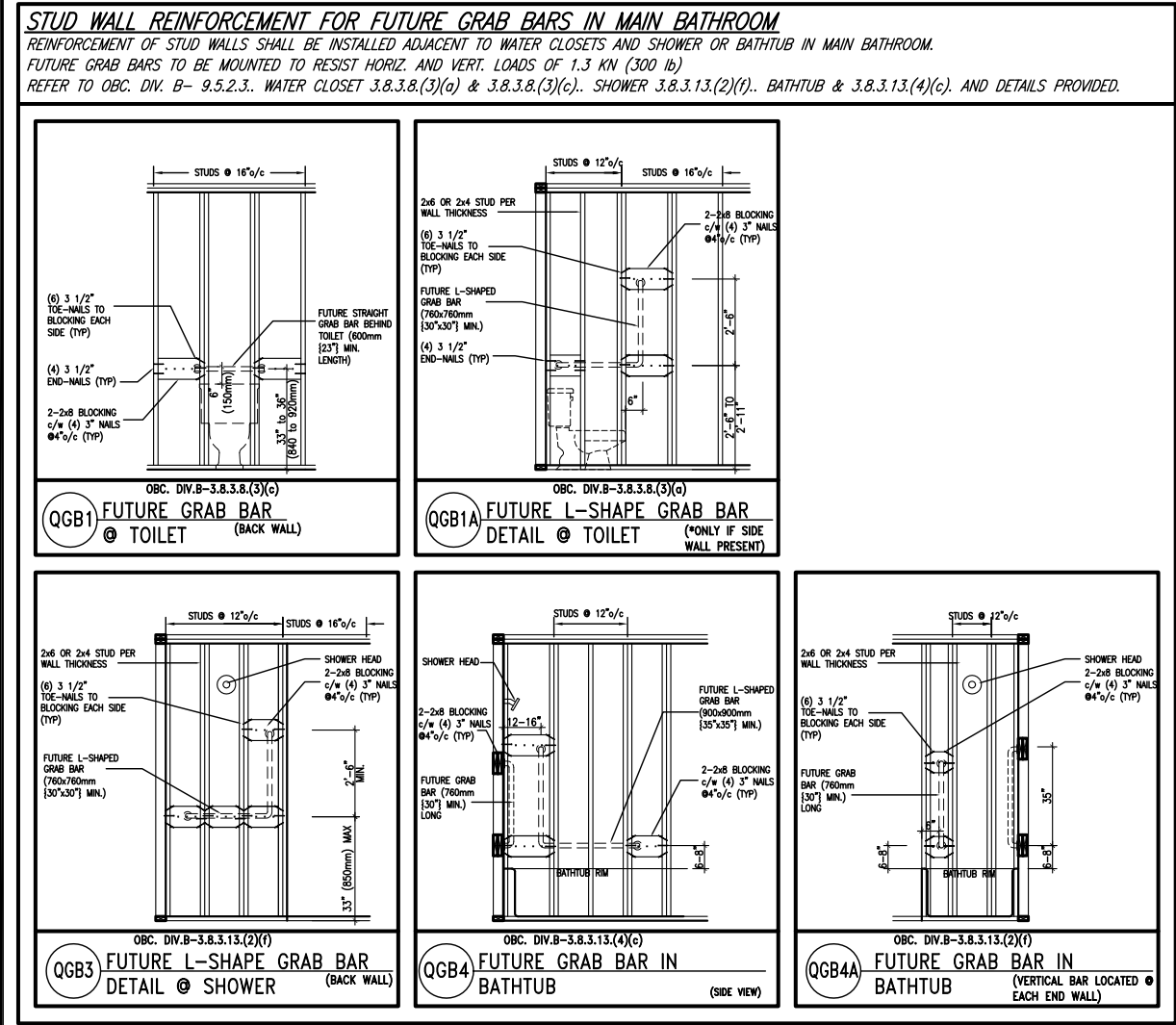
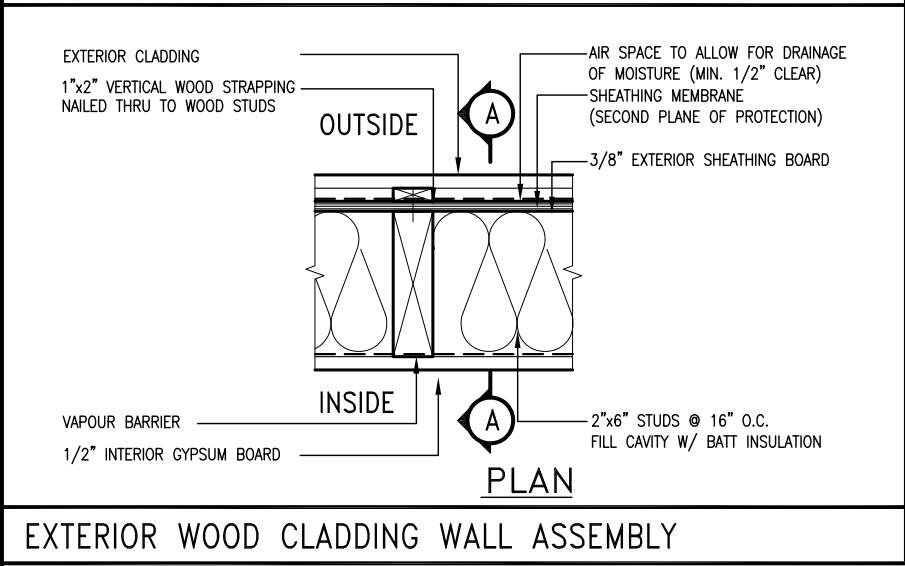
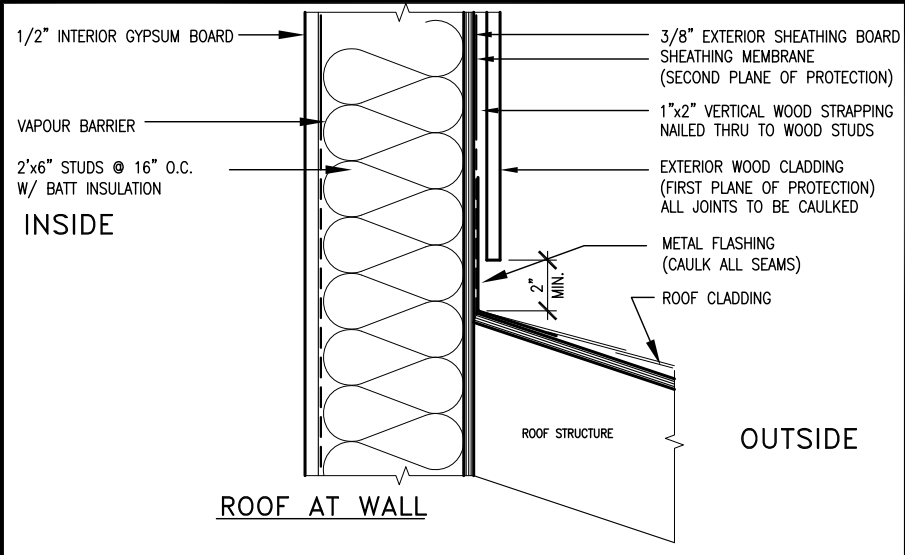
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (48lbs) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W 'STRUCTURAL QUALITY STEEL'. OBC. 8-9-23.4.3.

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

STUCCO: 1) 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



"CRIPPLE" DETAIL

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:<br>2"x4" @ 16" O.C. - 9'-10"<br>2'-2"x4" @ 12" O.C. - 10'-9"<br>3'-2"x4" @ 16" O.C. - 11'-2"<br>3'-2"x4" @ 12" O.C. - 12'-4"                                                                                                                                                                                                                                                                                                                                                                                 |  |  |  |
| NOTES:<br>1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa.<br>SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.<br>2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")<br>3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.<br>4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.<br>5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.<br>6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.                                                                    |  |  |  |
| ** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:<br>2"x6" @ 16" O.C. - 12'-6"<br>2"x6" @ 12" O.C. - 13'-10"<br>2'-2"x6" @ 16" O.C. - 15'-0"<br>2'-2"x6" @ 12" O.C. - 17'-4"                                                                                                                                                                                                                                                                                                                                                                              |  |  |  |
| MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:<br>2"x8" @ 16" O.C. - 16'-0"<br>2"x8" @ 12" O.C. - 17'-9"<br>2'-2"x8" @ 16" O.C. - 20'-4"<br>2'-2"x8" @ 12" O.C. - 22'-4"                                                                                                                                                                                                                                                                                                                                                                                 |  |  |  |
| NOTES:<br>1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa<br>2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.<br>3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")<br>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.<br>5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1(2)<br>6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa<br>7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.<br>8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING. |  |  |  |
| ** STUD INFORMATION TAKEN FROM OBC TABLE A-30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |

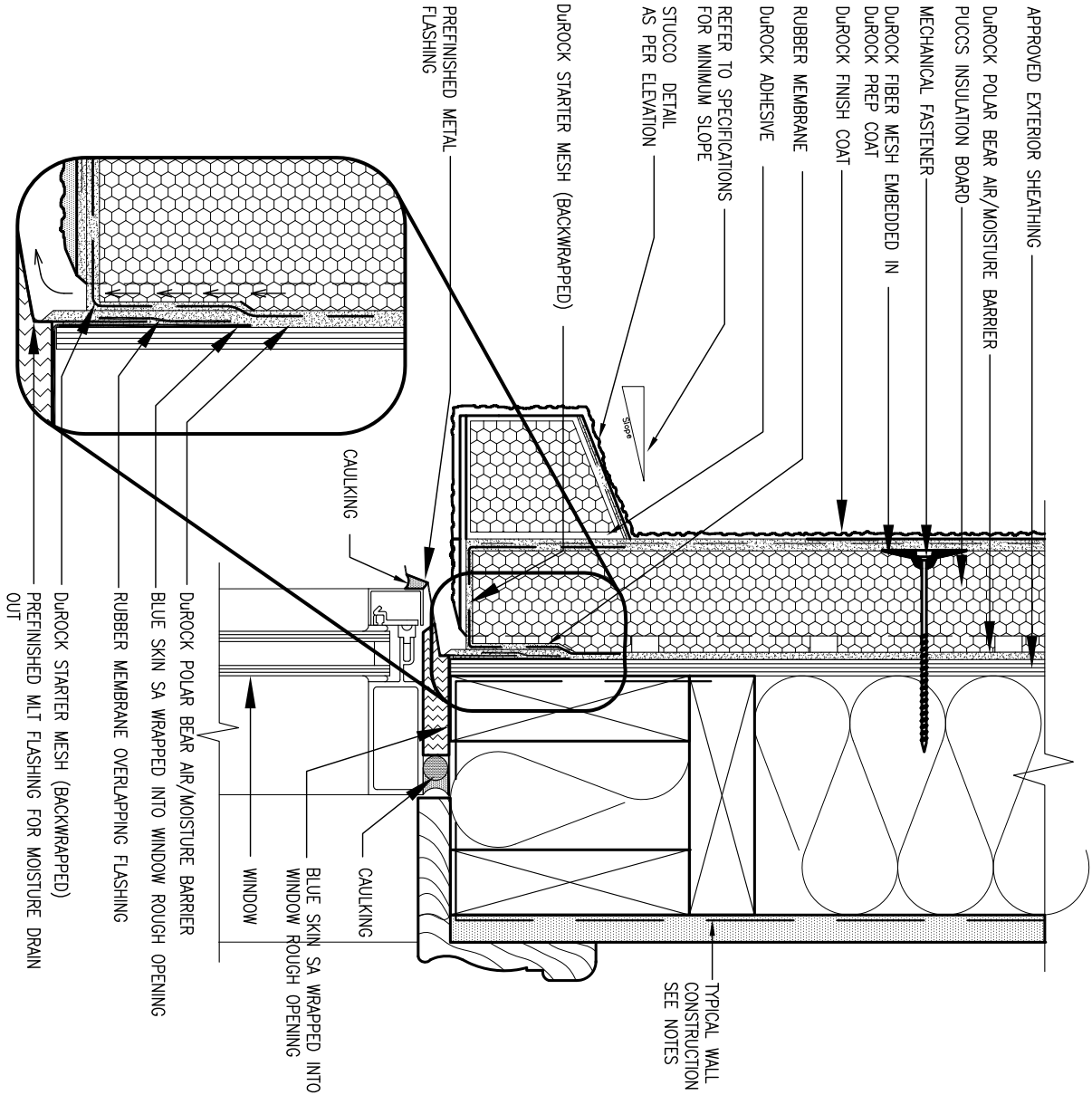


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| 9   | .                       | .         | .  | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                                                            |
| 8   | .                       | .         | .  | qualification information                                                                                                                                                                                                                                                                                     |
| 7   | .                       | .         | .  | Wellington Jno-Baptiste 25591                                                                                                                                                                                                                                                                                 |
| 6   | .                       | .         | .  | name registration information BCIN                                                                                                                                                                                                                                                                            |
| 5   | .                       | .         | .  | VA3 Design Inc. 42658                                                                                                                                                                                                                                                                                         |
| 4   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |
| 3   | .                       | .         | .  | 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. |
| 2   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |
| 1   | ISSUE FOR CLIENT REVIEW | NOV 15-18 | RC |                                                                                                                                                                                                                                                                                                               |
| no. | description             | date      | by |                                                                                                                                                                                                                                                                                                               |

**VA3 DESIGN**

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|                      |  |                                                                                                             |  |
|----------------------|--|-------------------------------------------------------------------------------------------------------------|--|
| BAYVIEW WELLINGTON   |  | CONST NOTE                                                                                                  |  |
| project name         |  | project no.                                                                                                 |  |
| PASSAGE ON THE CANAL |  | 15009                                                                                                       |  |
| municipality         |  | drawing no.                                                                                                 |  |
| ST. CATHERINES, ON   |  | CN2                                                                                                         |  |
| date                 |  | CONSTRUCTION NOTES                                                                                          |  |
| MAY 2016             |  | file name                                                                                                   |  |
| drawn by             |  | 15009-CN-A1                                                                                                 |  |
| RC                   |  | checked by                                                                                                  |  |
|                      |  | 3/16" = 1'-0"                                                                                               |  |
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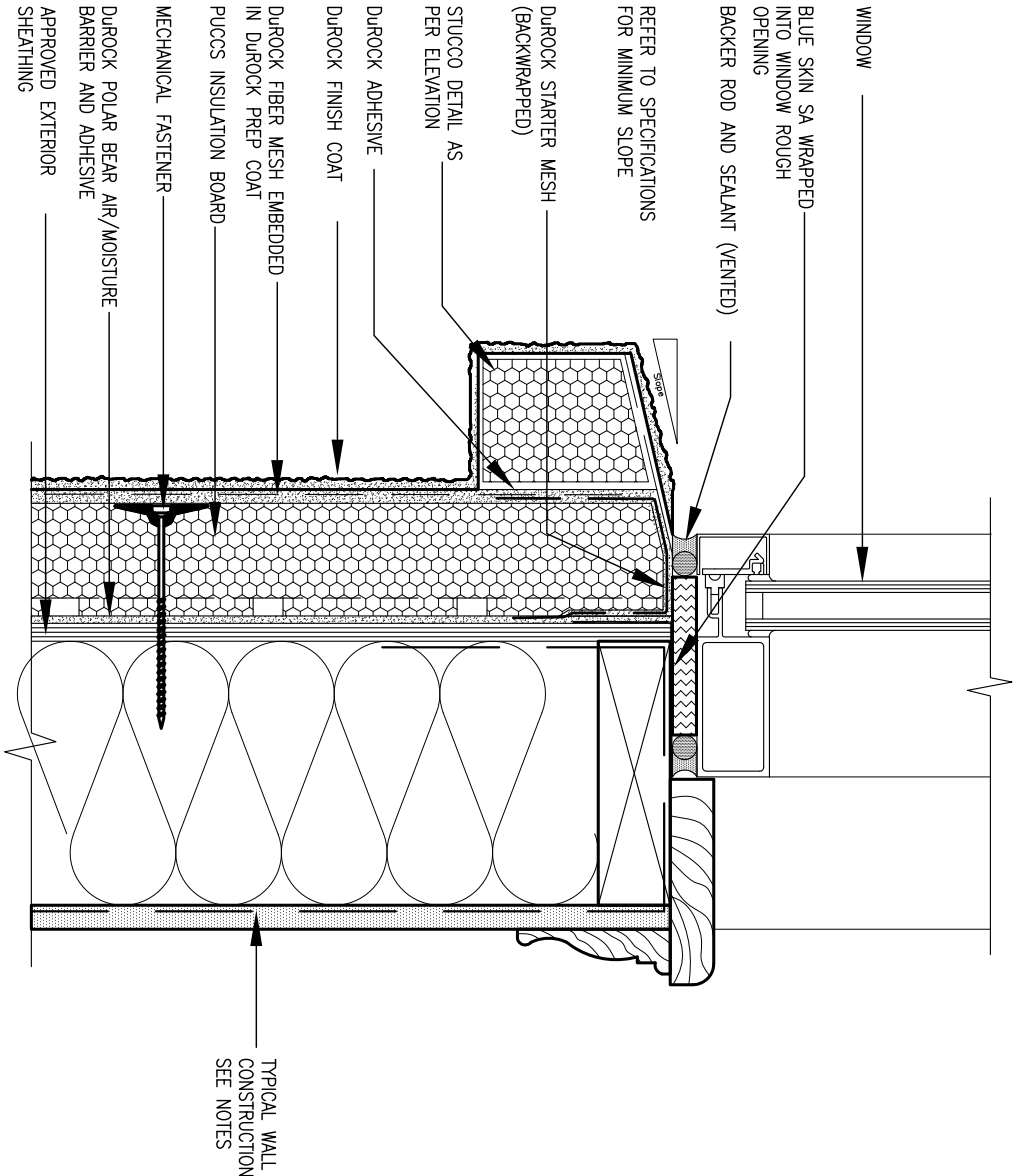


## 1 WINDOW HEADER

CN3 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

CN3 SCALE: 3"=1'-0"

|     |                         |           |    |
|-----|-------------------------|-----------|----|
| 9   | .                       | .         | .  |
| 8   | .                       | .         | .  |
| 7   | .                       | .         | .  |
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| 1   | ISSUE FOR CLIENT REVIEW | NOV 15-18 | RC |
| no. | description             | date      | by |

|                                                                                                                                                                                                                                                                                                               |              |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------|
| The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                                                            |              |       |
| qualification information                                                                                                                                                                                                                                                                                     |              |       |
| Wellington                                                                                                                                                                                                                                                                                                    | Jno-Baptiste | 25591 |
| name                                                                                                                                                                                                                                                                                                          | signature    | BCIN  |
| registration information                                                                                                                                                                                                                                                                                      |              |       |
| VA3 Design Inc.                                                                                                                                                                                                                                                                                               |              | 42658 |
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## BAYVIEW WELLINGTON

project name  
PASSAGE ON THE CANAL

municipality  
ST. CATHERINES, ON

project no.  
15009

### CONSTRUCTION NOTES

date  
MAY 2016

drawn by  
RC

checked by  
-

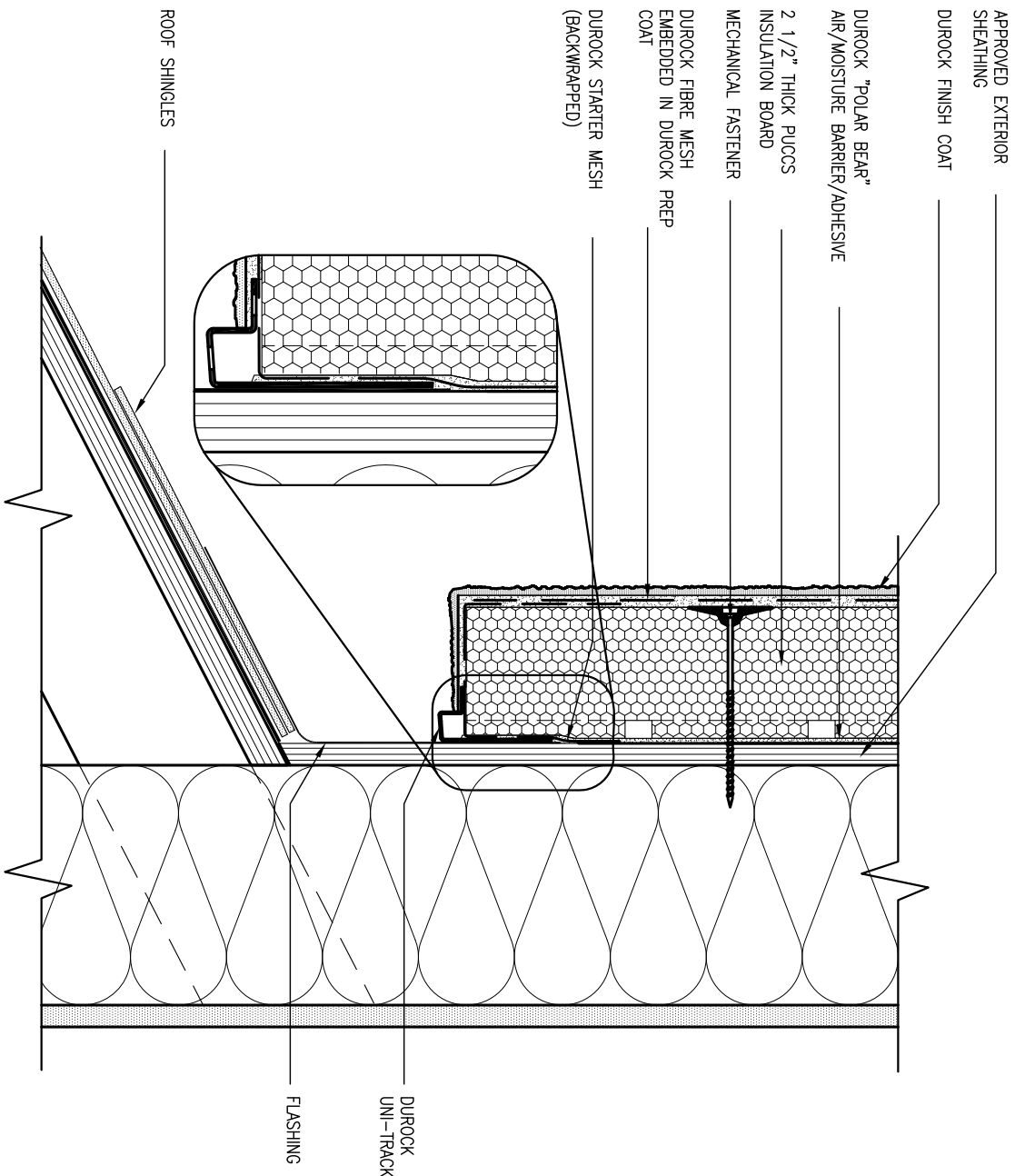
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3/16" = 1'-0"

file name  
15009-CN-A1

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drawing no.

CN3

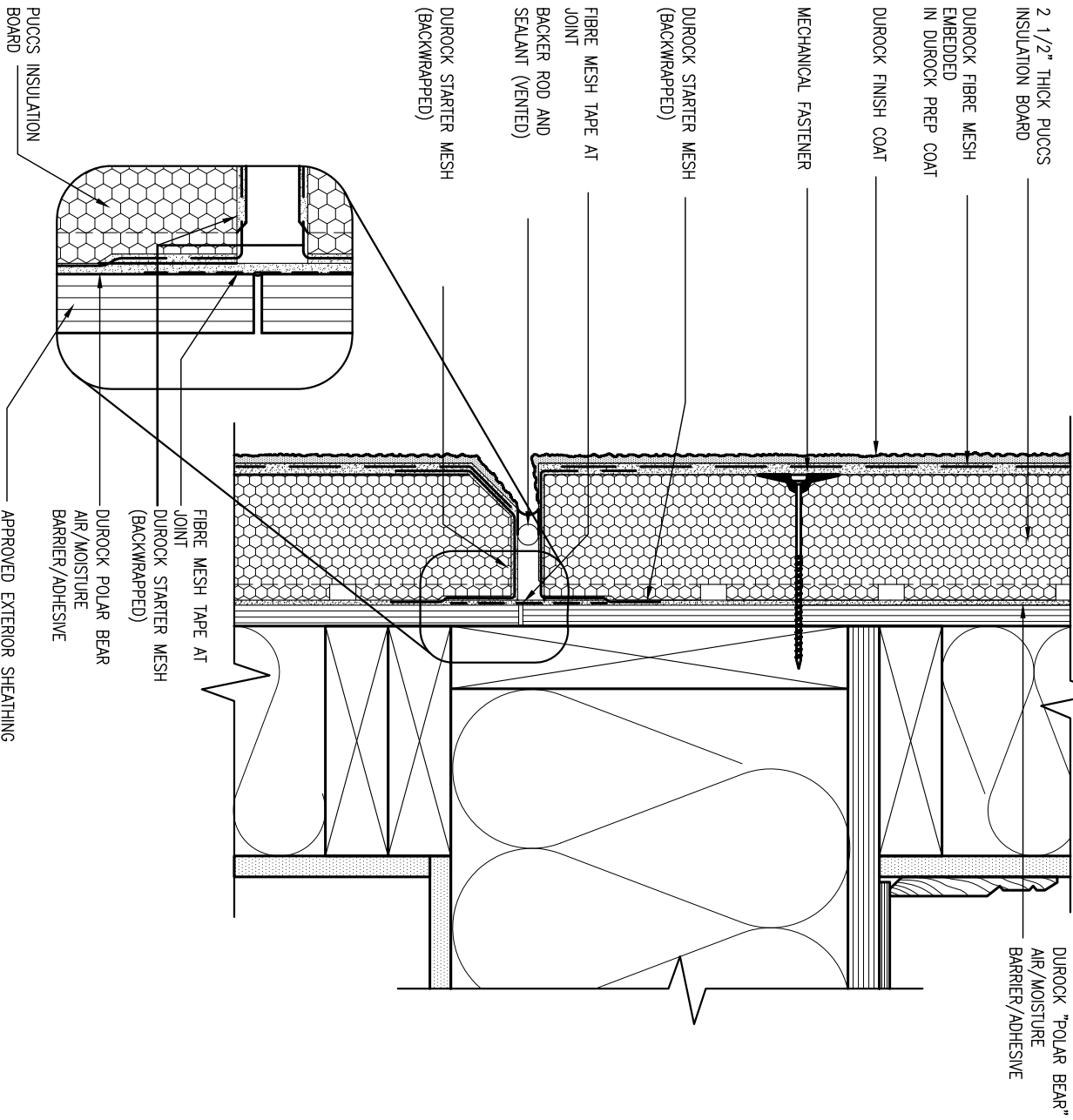


3 STUCCO TERMINATION @ ROOF

CN4 SCALE: 3"=1'-0"

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



4 HORIZONTAL EXPANSION JOINT

CN4 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.<br><br>Wellington Jno-Baptiste 25591<br>signature BCIN<br>VA3 Design Inc. 42658<br><br>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. |  |
| 8 .                       |  | . .       |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| 7 .                       |  | . .       |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| 6 .                       |  | . .       |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| 5 .                       |  | . .       |    | 255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>va3design.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| 4 .                       |  | . .       |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
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| 1 ISSUE FOR CLIENT REVIEW |  | NOV 15-18 | RC | 15009-CN-A1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
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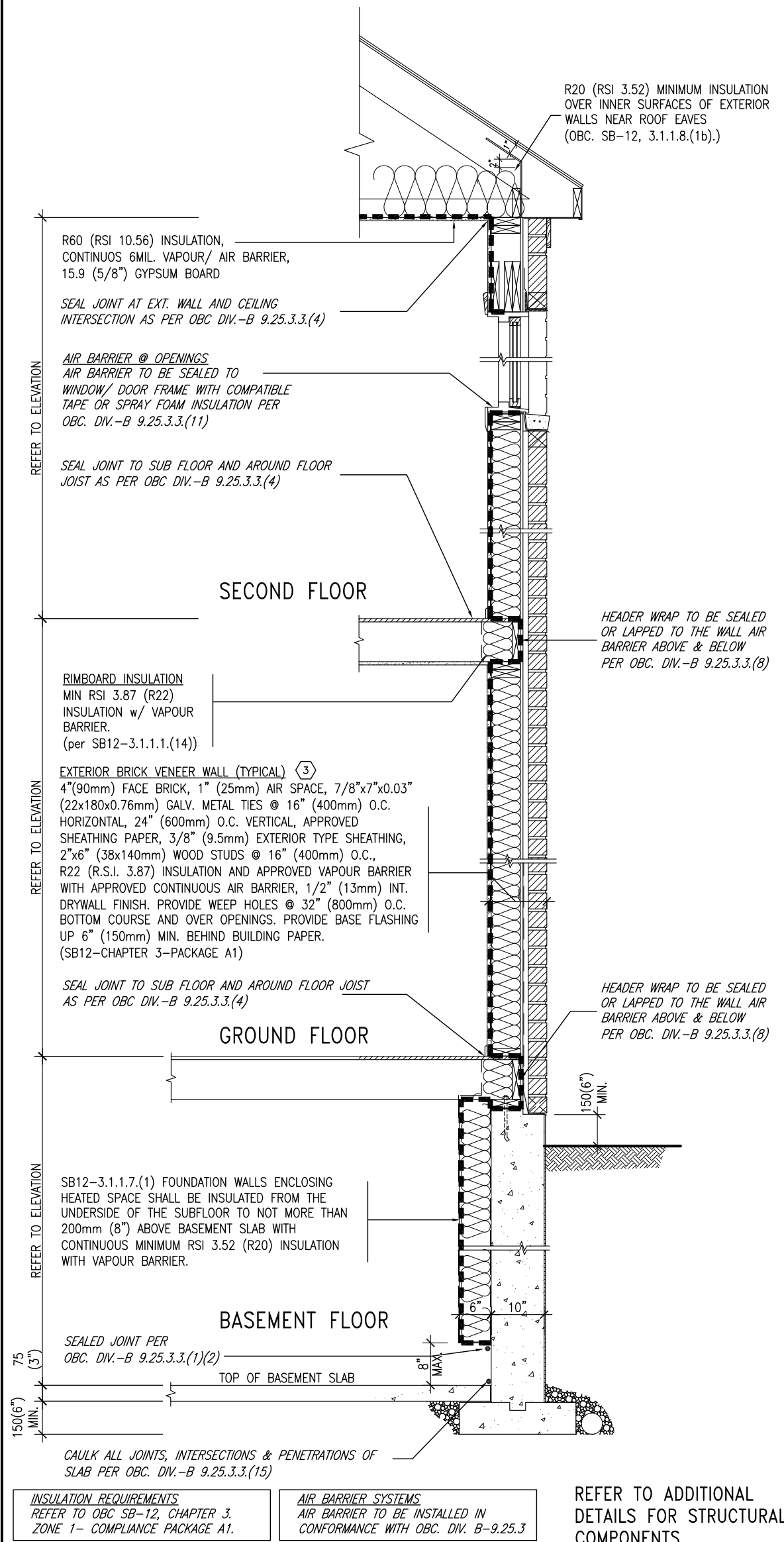
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| BAYVIEW WELLINGTON                                                                                          |  | CONST NOTE    |  |
| project name                                                                                                |  | project no.   |  |
| PASSAGE ON THE CANAL                                                                                        |  | 15009         |  |
| date                                                                                                        |  | drawing no.   |  |
| MAY 2016                                                                                                    |  | CN4           |  |
| drawn by                                                                                                    |  | file name     |  |
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| checked by                                                                                                  |  | scale         |  |
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SB12-COMPLIANCE PACKAGE 'A1'

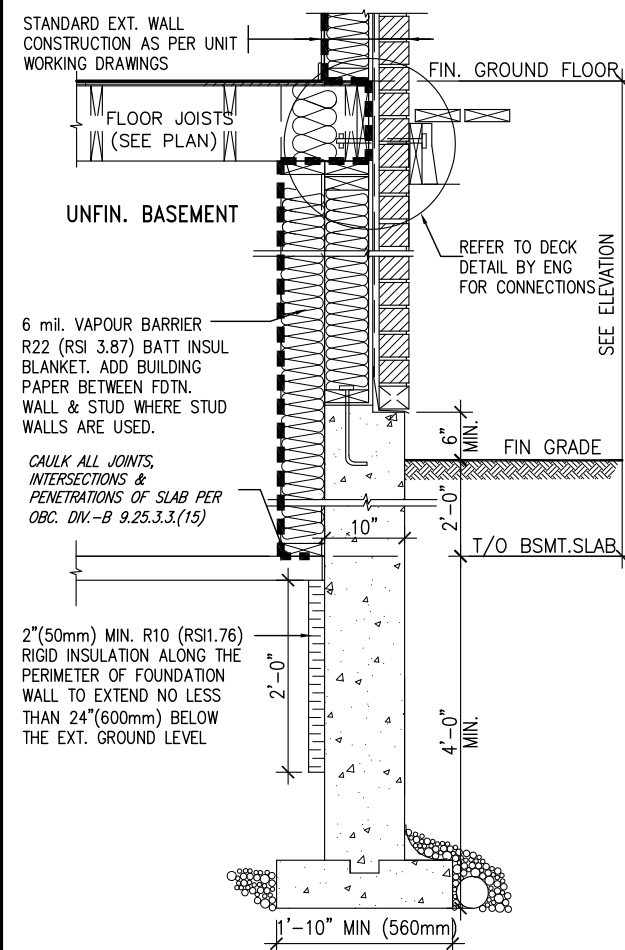


**EW** TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1)  
10" FOUNDATION WALL SCALE: N.T.S.

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 3.1.1.1.

| USE SB-12 COMPLIANCE PACKAGE (A1):          |                                                                                                                   |                                     |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| COMPONENT                                   | A1                                                                                                                | Notes:                              |
| Ceiling with Attic Space                    | 10.56                                                                                                             | R20 at inner face of exterior walls |
| Minimum RSI (R) value                       | (R60)                                                                                                             |                                     |
| Ceiling without Attic Space                 | 5.46                                                                                                              | BATT or SPRAY                       |
| Minimum RSI (R) value                       | (R31)                                                                                                             |                                     |
| Exposed Floor                               | 5.46                                                                                                              | BATT or SPRAY                       |
| Minimum RSI (R) value                       | (R31)                                                                                                             |                                     |
| Walls Above Grade                           | 3.87                                                                                                              | 6" R22 BATT                         |
| Minimum RSI (R) value                       | (R22)                                                                                                             |                                     |
| Basement Walls                              | 3.52ci                                                                                                            | OPTION TO USE R12+R10ci.            |
| Minimum RSI (R) value                       | (R20ci)                                                                                                           |                                     |
| Edge of Below Grade Slab ≤600mm below grade | 1.76                                                                                                              | RIGID INSUL                         |
| Minimum RSI (R) value                       | (R10)                                                                                                             |                                     |
| Windows & Sliding glass Doors               | 1.6                                                                                                               |                                     |
| Maximum U-value                             |                                                                                                                   |                                     |
| Skylights                                   |                                                                                                                   |                                     |
| Maximum U-value                             | 2.8U                                                                                                              |                                     |
| Space Heating Equipment                     | 96% Min.                                                                                                          | NATURAL GAS                         |
| Minimum AFUE                                |                                                                                                                   |                                     |
| Hot Water Heater                            | 0.8                                                                                                               | NATURAL GAS                         |
| Minimum EF                                  |                                                                                                                   |                                     |
| HRV                                         | 75%                                                                                                               | —                                   |
| Minimum Efficiency                          |                                                                                                                   |                                     |
| Drain Water Heat Recovery Unit (DWHR)       | Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information |                                     |

ci- Denotes Continuous Insulation without framing interruption.

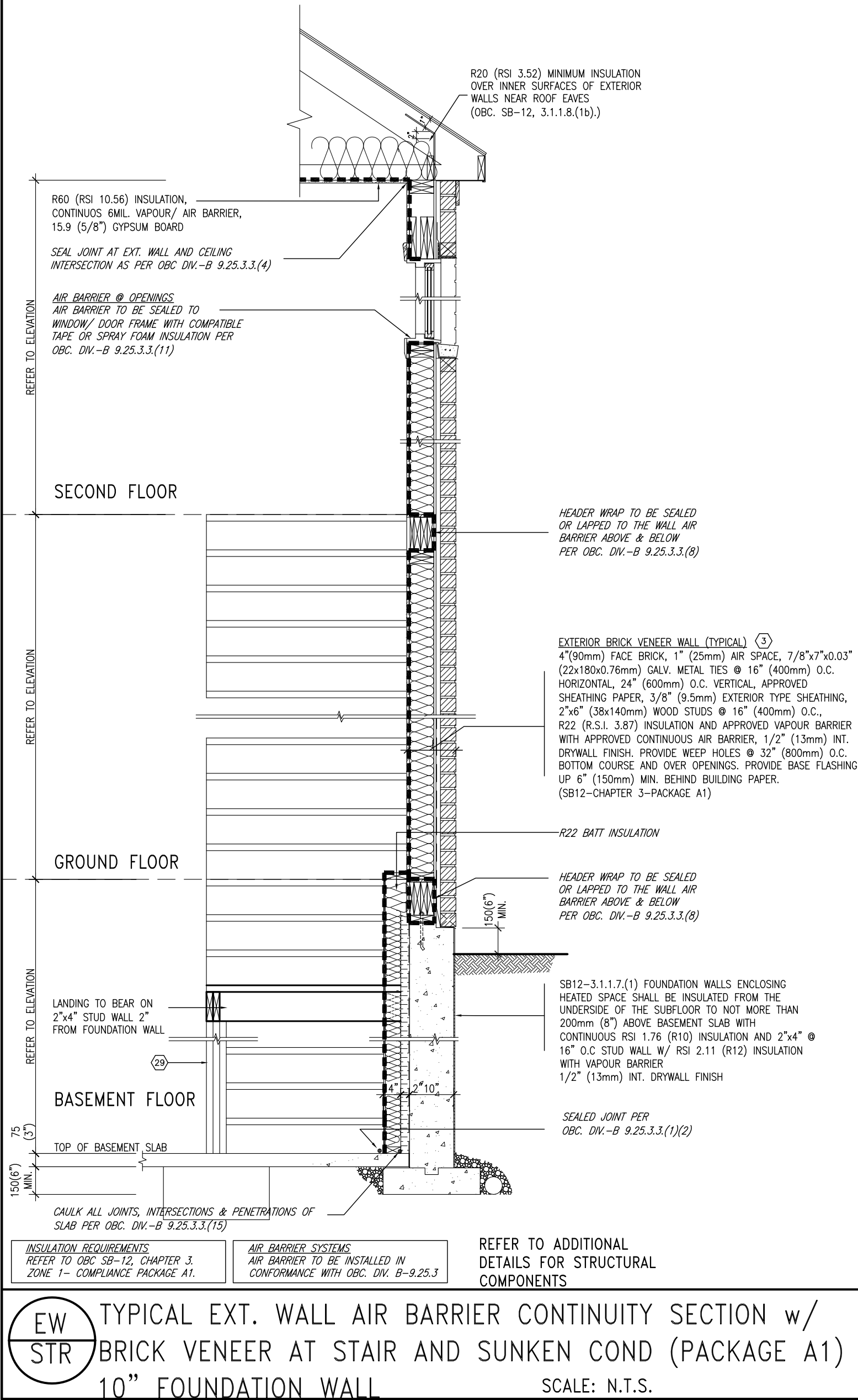


\* REVISED-FEB 2017

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

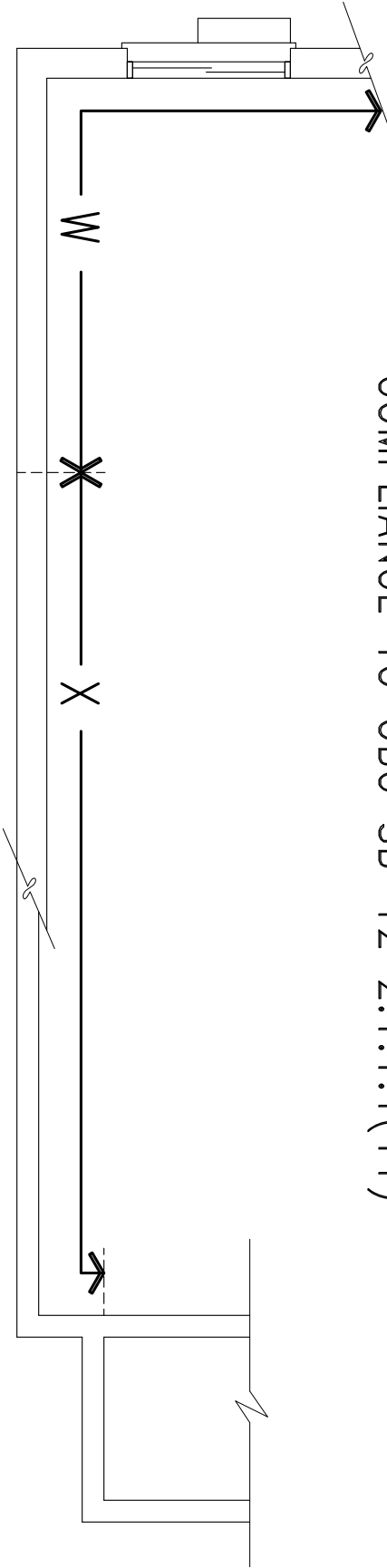
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| 8   | .                       | .         | .  | qualification information                                                                                                                                                                                                                                                                                     |                                                                                                                         |                           |                                             |                                           |                             |                           |
| 7   | .                       | .         | .  | Wellington Jno-Baptiste 25591<br>name<br>signature<br>BCIN                                                                                                                                                                                                                                                    |                                                                                                                         |                           |                                             |                                           |                             |                           |
| 6   | .                       | .         | .  | registration information<br>VA3 Design Inc. 42658                                                                                                                                                                                                                                                             |                                                                                                                         |                           |                                             |                                           |                             |                           |
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| 4   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                         |                           |                                             |                                           |                             |                           |
| 3   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                         |                           |                                             |                                           |                             |                           |
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| no. | description             | date      | by |                                                                                                                                                                                                                                                                                                               |                                                                                                                         |                           |                                             |                                           |                             |                           |

SB12-COMPLIANCE PACKAGE 'A1'



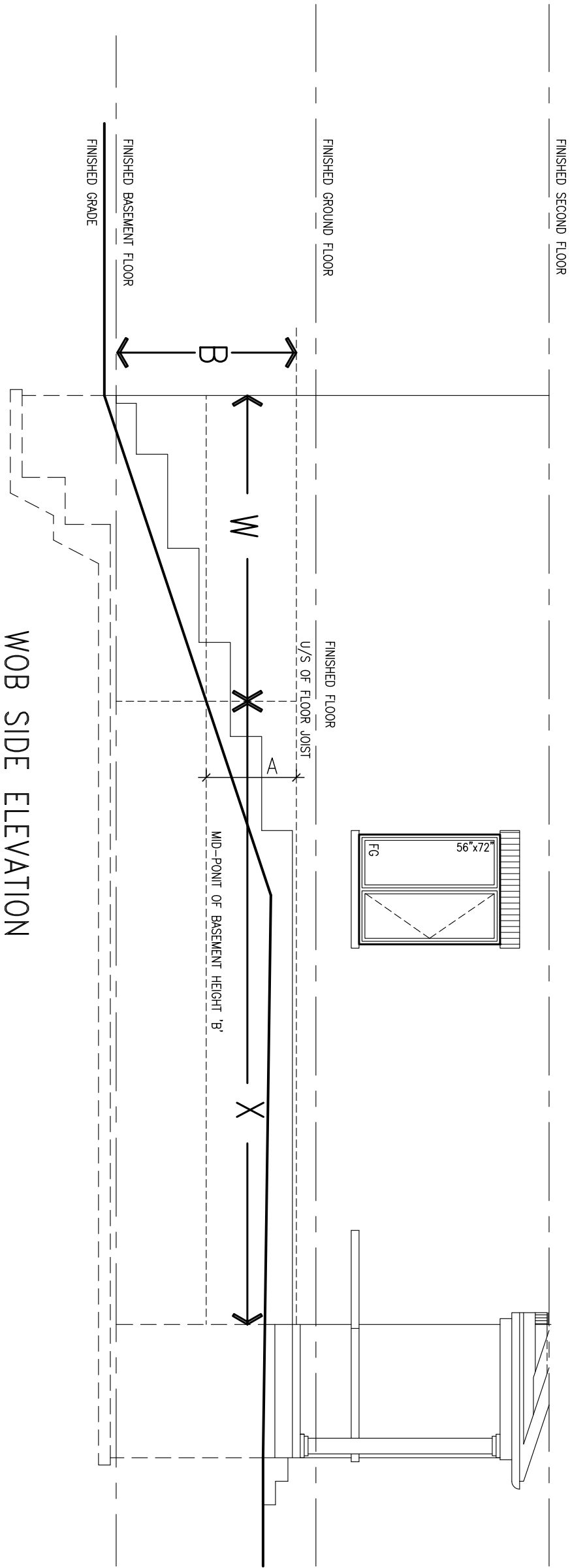
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| 8   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                       |                                    |
| 7   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                       |                                    |
| 6   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                       |                                    |
| 5   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                       |                                    |
| 4   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                       |                                    |
| 3   | .                       | .         | .  | <div>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.</div> | <div>CONSTRUCTION NOTES</div> <div>date<br/>MAY 2016</div> <div>drawn by<br/>RC</div> <div>checked by<br/>-</div> <div>scale<br/>3/16" = 1'-0"</div> <div>file name<br/>15009-CN-A1</div> <div>RICHARD - H:\ARCHIVE\WORKING\2015\15009.BW\CONSTRUCTION NOTES\15009-CN-A1.dwg - Fri - Nov 16 2018 - 7:30 AM</div> | <div>drawing no.<br/>CN7</div>                                                                                                                                        |                                    |
| 2   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                       |                                    |
| 1   | ISSUE FOR CLIENT REVIEW | NOV 15-18 | RC |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                       |                                    |
| no. | description             | date      | by |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                       |                                    |

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



DEC 19, 2018

WOB PLAN



WOB SIDE ELEVATION

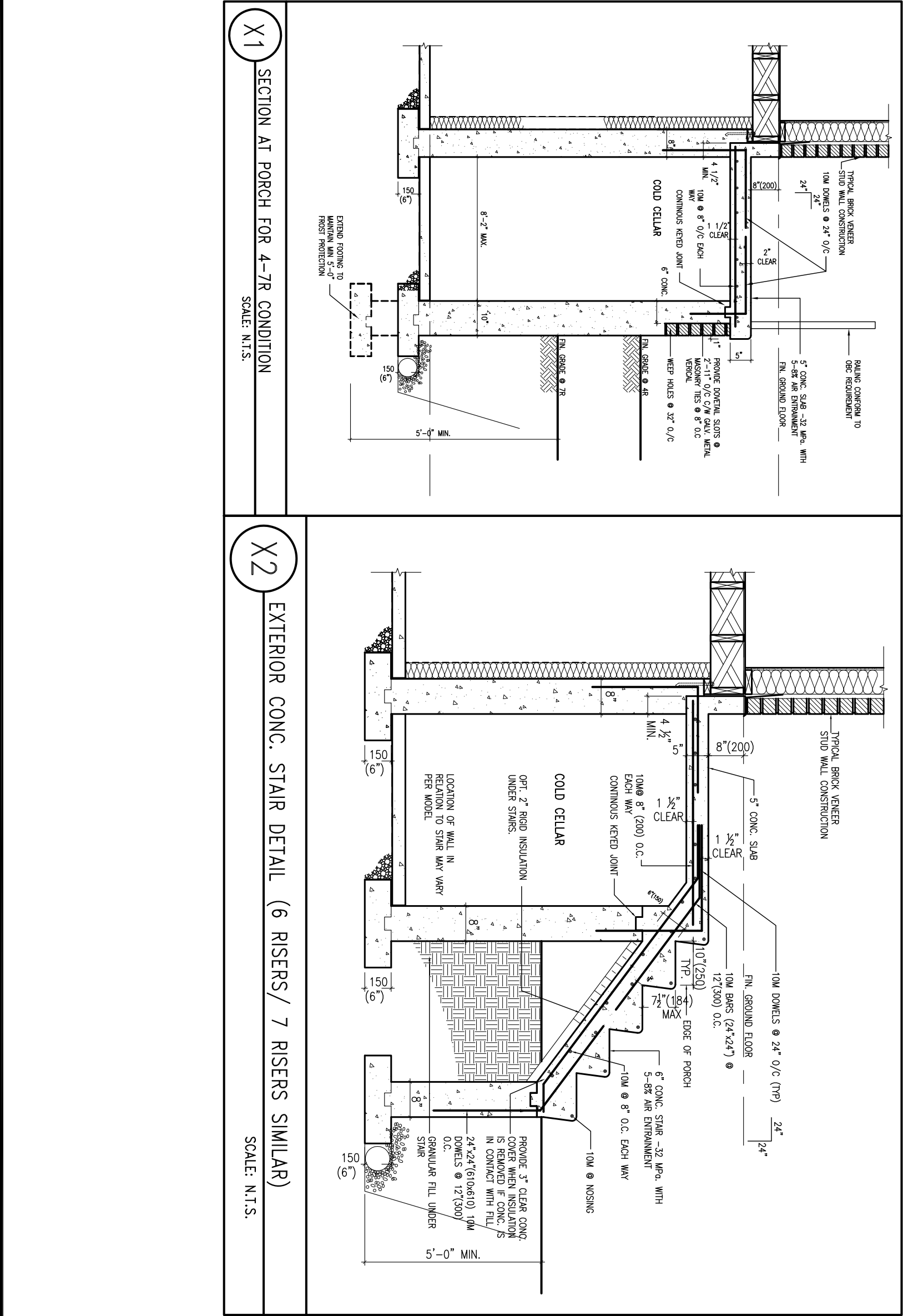
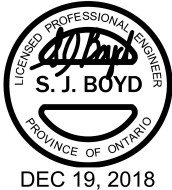
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B"

INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

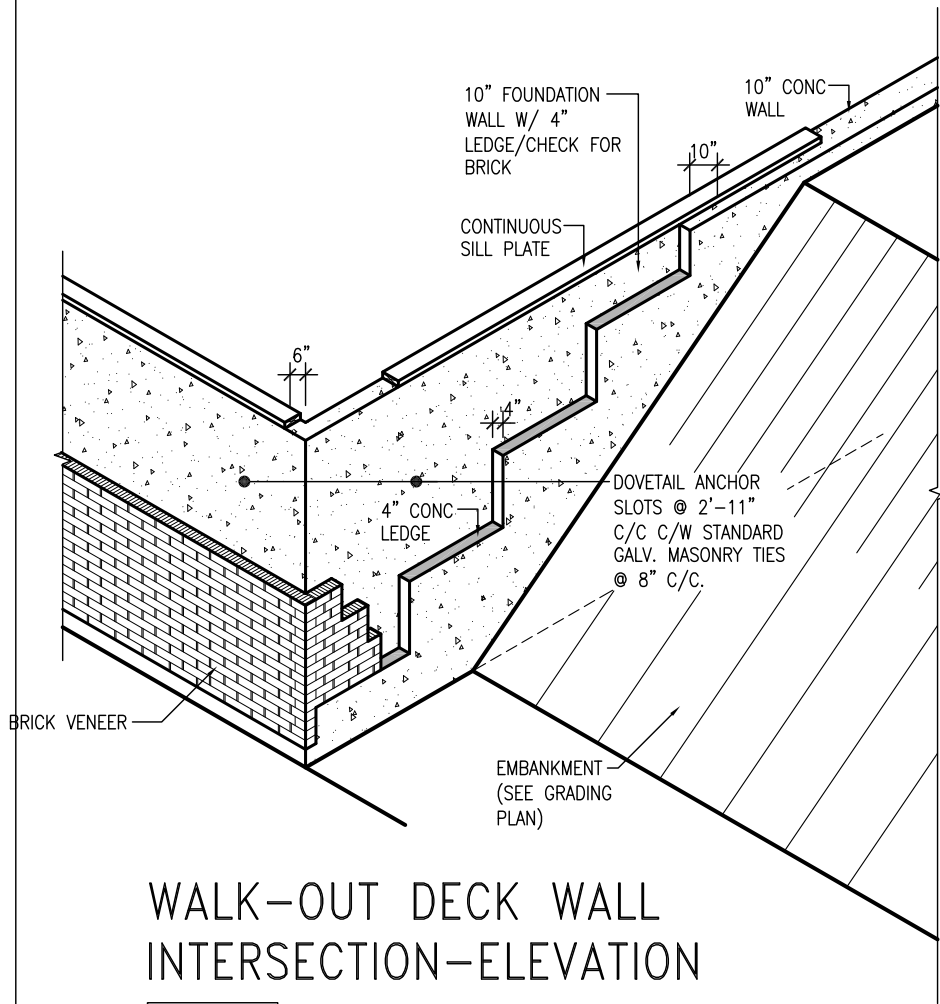
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B"

INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

|     |                         |           |    |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                            |                           |                                             |                                           |                               |                                 |                           |
|-----|-------------------------|-----------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------------|-------------------------------------------|-------------------------------|---------------------------------|---------------------------|
| 9   | .                       | .         | .  | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                                                            | <br>255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>va3design.com | <b>BAYVIEW WELLINGTON</b> | project name<br><b>PASSAGE ON THE CANAL</b> | municipality<br><b>ST. CATHERINES, ON</b> | project no.<br><b>15009</b>   | <b>CONST NOTE</b><br>-          |                           |
| 8   | .                       | .         | .  | qualification information                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                            |                           |                                             |                                           |                               |                                 |                           |
| 7   | .                       | .         | .  | Wellington Jno-Baptiste 25591<br>signature BCIN                                                                                                                                                                                                                                                               |                                                                                                                                                                                            |                           |                                             |                                           |                               |                                 |                           |
| 6   | .                       | .         | .  | registration information<br>VA3 Design Inc. 42658                                                                                                                                                                                                                                                             |                                                                                                                                                                                            |                           |                                             |                                           |                               |                                 |                           |
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| 4   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                            |                           |                                             |                                           |                               |                                 |                           |
| 3   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                            |                           |                                             |                                           |                               |                                 |                           |
| 2   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                            |                           |                                             |                                           |                               |                                 |                           |
| 1   | ISSUE FOR CLIENT REVIEW | NOV 15-18 | RC |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                            |                           |                                             |                                           |                               |                                 |                           |
| no. | description             | date      | by |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                            |                           |                                             |                                           |                               |                                 |                           |

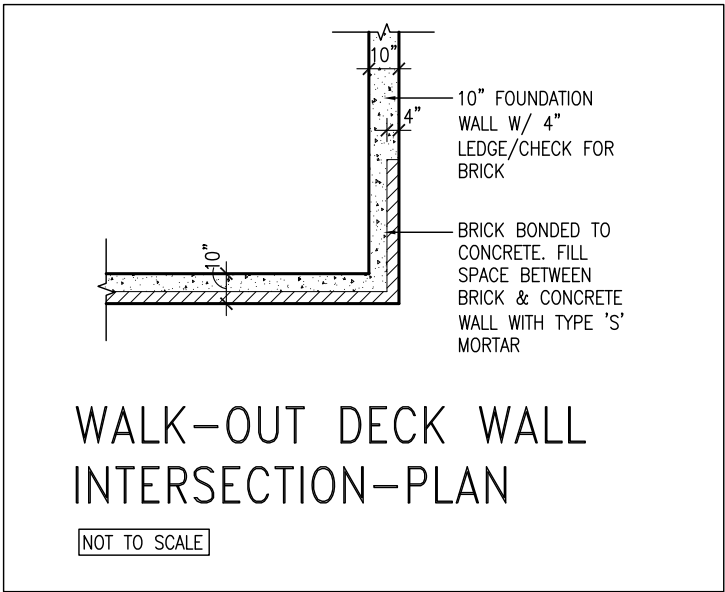


|     |                         |           |    |                                                                                                                                                                                                                                                                                                               |                                                                                                                         |                                                                                                                                                                             |                                                  |
|-----|-------------------------|-----------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| 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.                                                                                                                            | <b>VA3 DESIGN</b><br>255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>va3design.com | <b>BAYVIEW WELLINGTON</b><br>project name<br><b>PASSAGE ON THE CANAL</b><br>municipality<br><b>ST. CATHERINES, ON</b>                                                       | <b>CONST NOTE</b><br>project no.<br><b>15009</b> |
| 8   | .                       | .         | .  | qualification information<br><b>Wellington Jno-Baptiste</b> 25591<br>name<br>signature<br>BCIN                                                                                                                                                                                                                |                                                                                                                         |                                                                                                                                                                             |                                                  |
| 7   | .                       | .         | .  | registration information<br><b>VA3 Design Inc.</b> 42658                                                                                                                                                                                                                                                      |                                                                                                                         |                                                                                                                                                                             |                                                  |
| 6   | .                       | .         | .  | 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. |                                                                                                                         |                                                                                                                                                                             |                                                  |
| 5   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                         | <b>CONSTRUCTION NOTES</b><br>date<br><b>MAY 2016</b><br>drawn by<br><b>RC</b><br>checked by<br><b>-</b><br>scale<br><b>3/16" = 1'-0"</b><br>file name<br><b>15009-CN-A1</b> | <b>CN9</b><br>drawing no.                        |
| 4   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                         | <b>15009-CN-A1</b>                                                                                                                                                          |                                                  |
| 3   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                         | <b>15009-CN-A1</b>                                                                                                                                                          |                                                  |
| 2   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                         | <b>15009-CN-A1</b>                                                                                                                                                          |                                                  |
| 1   | ISSUE FOR CLIENT REVIEW | NOV 15-18 | RC |                                                                                                                                                                                                                                                                                                               |                                                                                                                         |                                                                                                                                                                             |                                                  |
| no. | description             | date      | by |                                                                                                                                                                                                                                                                                                               |                                                                                                                         |                                                                                                                                                                             |                                                  |



WALK-OUT DECK WALL  
INTERSECTION-ELEVATION

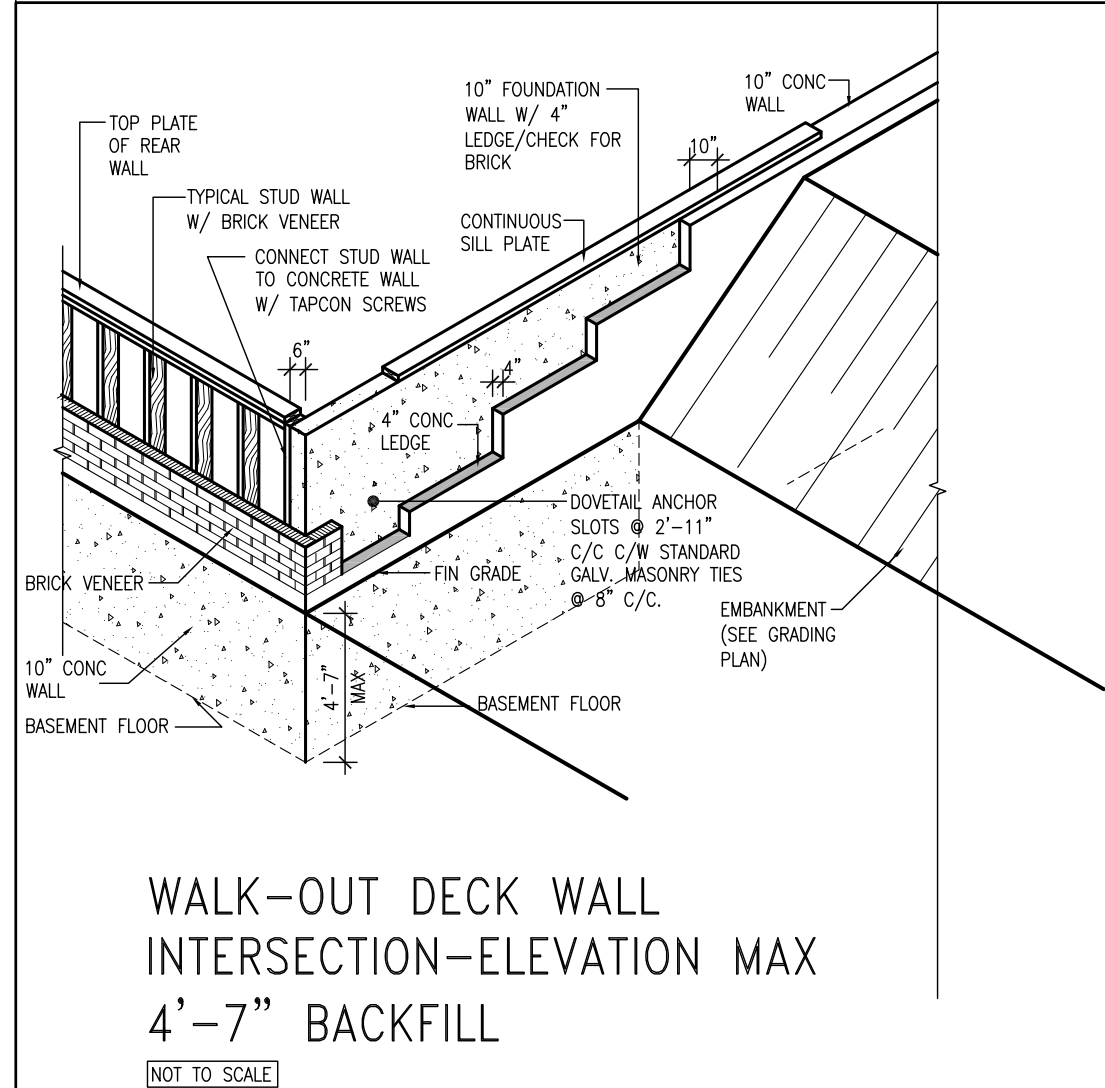
NOT TO SCALE



WALK-OUT DECK WALL  
INTERSECTION-PLAN

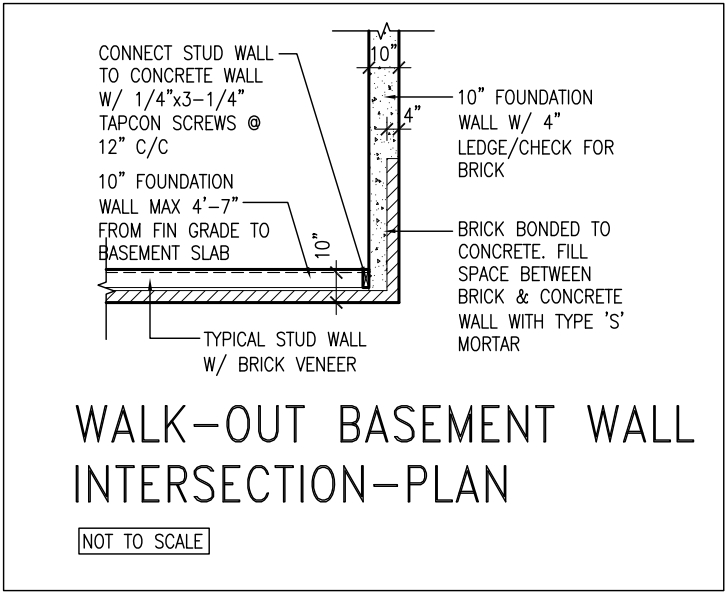
NOT TO SCALE

(10" FOUNDATION WALL)



WALK-OUT DECK WALL  
INTERSECTION-ELEVATION MAX  
4'-7" BACKFILL

NOT TO SCALE



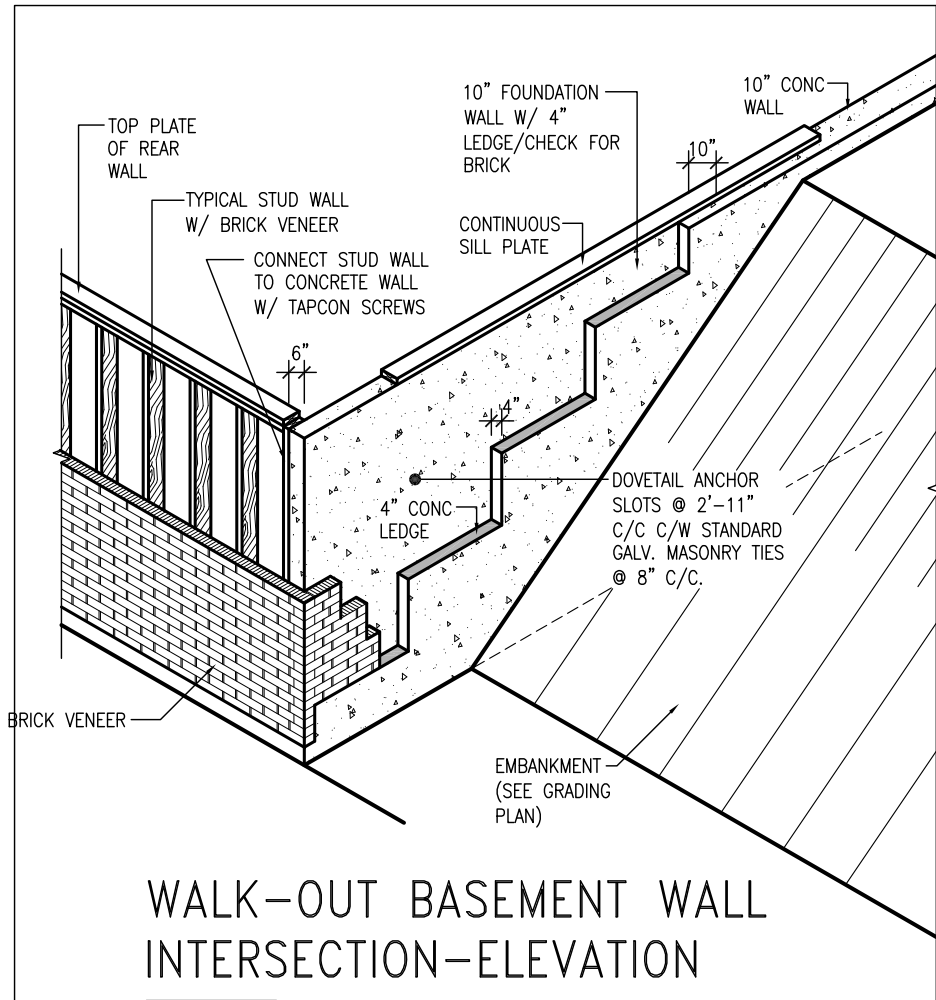
WALK-OUT BASEMENT WALL  
INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)

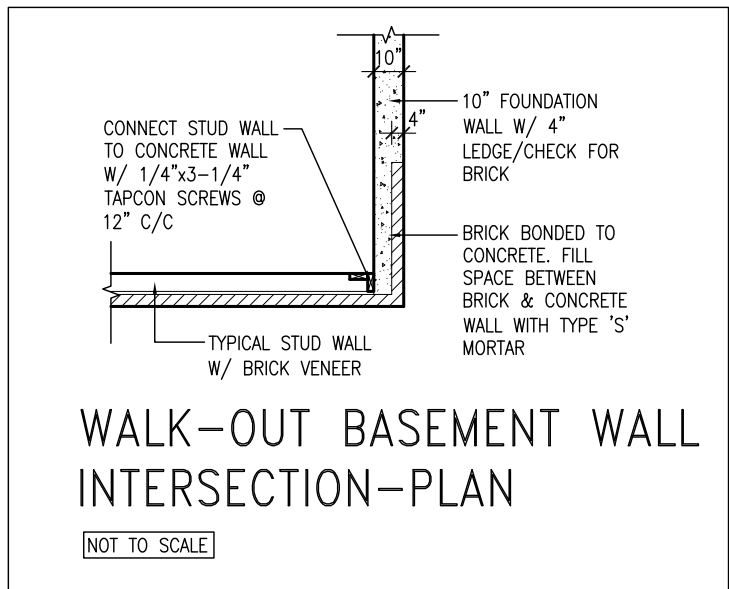


|     |                         |           |    |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                            |                                                               |
|-----|-------------------------|-----------|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
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| 8   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                            |                                                               |
| 7   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                            |                                                               |
| 6   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                            |                                                               |
| 5   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                            |                                                               |
| 4   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                            |                                                               |
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| 2   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                            |                                                               |
| 1   | ISSUE FOR CLIENT REVIEW | NOV 15-18 | RC |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                            |                                                               |
| no. | description             | date      | by |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                            |                                                               |



WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

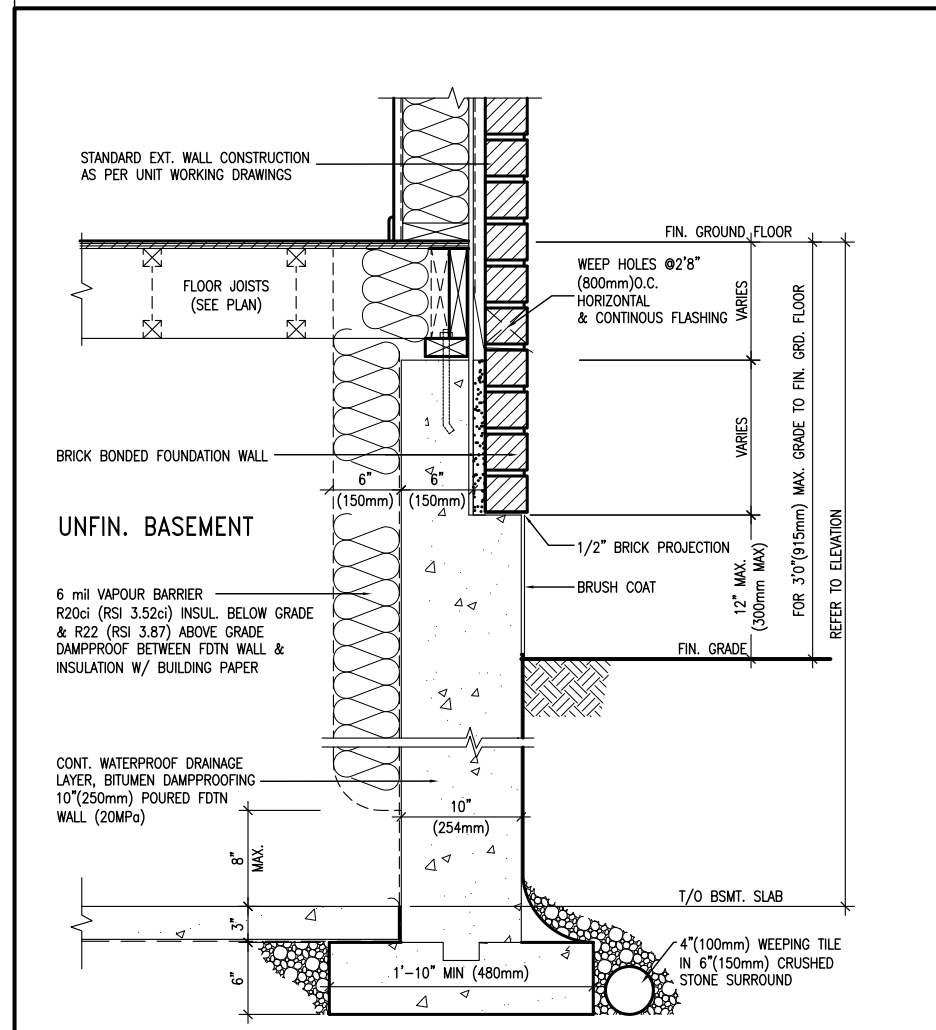
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

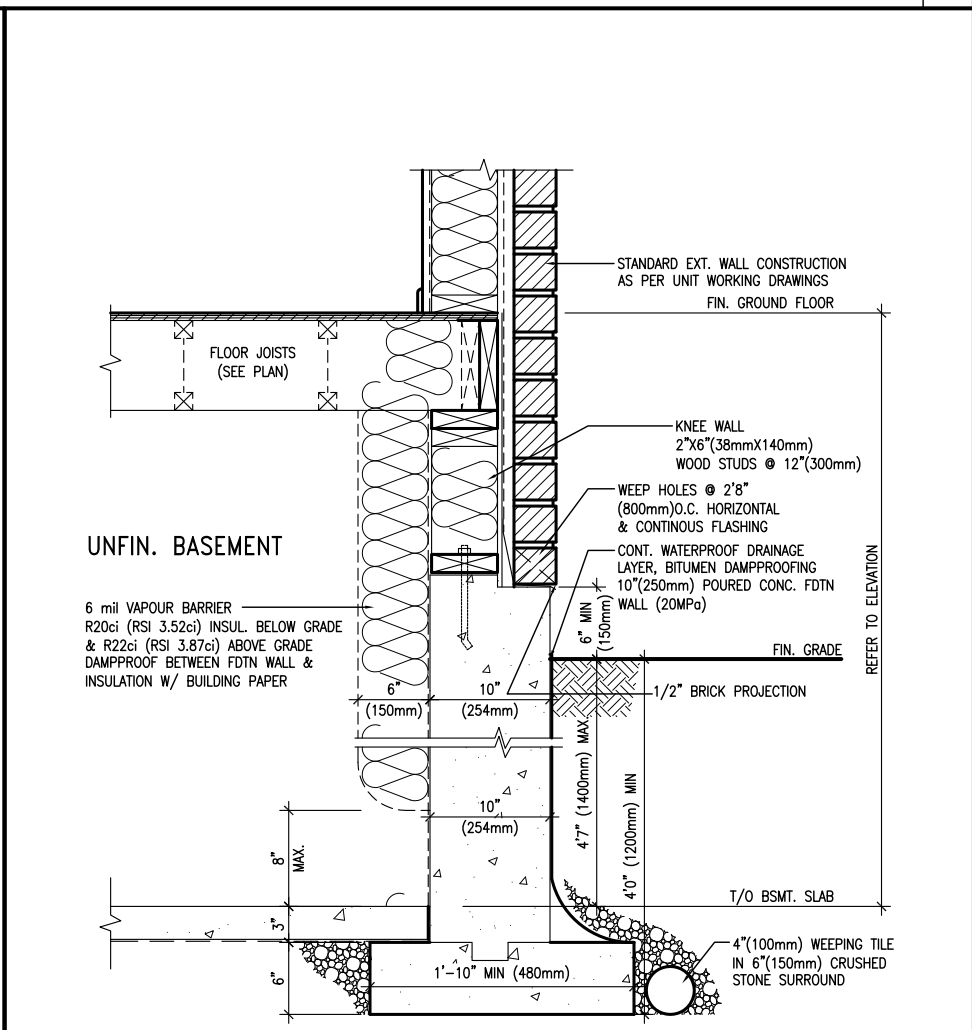
NOT TO SCALE

(10" FOUNDATION WALL)



WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) HEIGHT DIFFERENCE

SCALE: N.T.S.



WALL SECTION FOR GRADE TO BASEMENT SLAB 4'7" (1400mm) MAX. HEIGHT DIFFERENCE

SCALE: N.T.S.



DEC 19, 2018

|     |                         |           |    |                                                                                                                                                                                                                                                                                                               |
|-----|-------------------------|-----------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                                                                                                            |
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| 7   | .                       | .         | .  | Wellington Jno-Baptiste 25591                                                                                                                                                                                                                                                                                 |
| 6   | .                       | .         | .  | signature BCIN                                                                                                                                                                                                                                                                                                |
| 5   | .                       | .         | .  | registration information                                                                                                                                                                                                                                                                                      |
| 4   | .                       | .         | .  | VA3 Design Inc. 42658                                                                                                                                                                                                                                                                                         |
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| 1   | ISSUE FOR CLIENT REVIEW | NOV 15-18 | RC |                                                                                                                                                                                                                                                                                                               |
| no. | description             | date      | by |                                                                                                                                                                                                                                                                                                               |

**VA3**  
**DESIGN**

255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

**CONST NOTE**

|                                                                                                             |                      |              |                    |             |             |
|-------------------------------------------------------------------------------------------------------------|----------------------|--------------|--------------------|-------------|-------------|
| project name                                                                                                | PASSAGE ON THE CANAL | municipality | ST. CATHERINES, ON | project no. | 15009       |
| date                                                                                                        | MAY 2016             | checked by   | scale              | file name   | 15009-CN-A1 |
| drawn by                                                                                                    | RC                   |              | 3/16" = 1'-0"      |             |             |
| RICHARD - H:\ARCHIVE\WORKING\2015\15009.BW\CONSTRUCTION NOTES\15009-CN-A1.dwg - Fri - Nov 16 2018 - 7:30 AM |                      |              |                    |             |             |

CONSTRUCTION NOTES

drawing no.

**CN11**