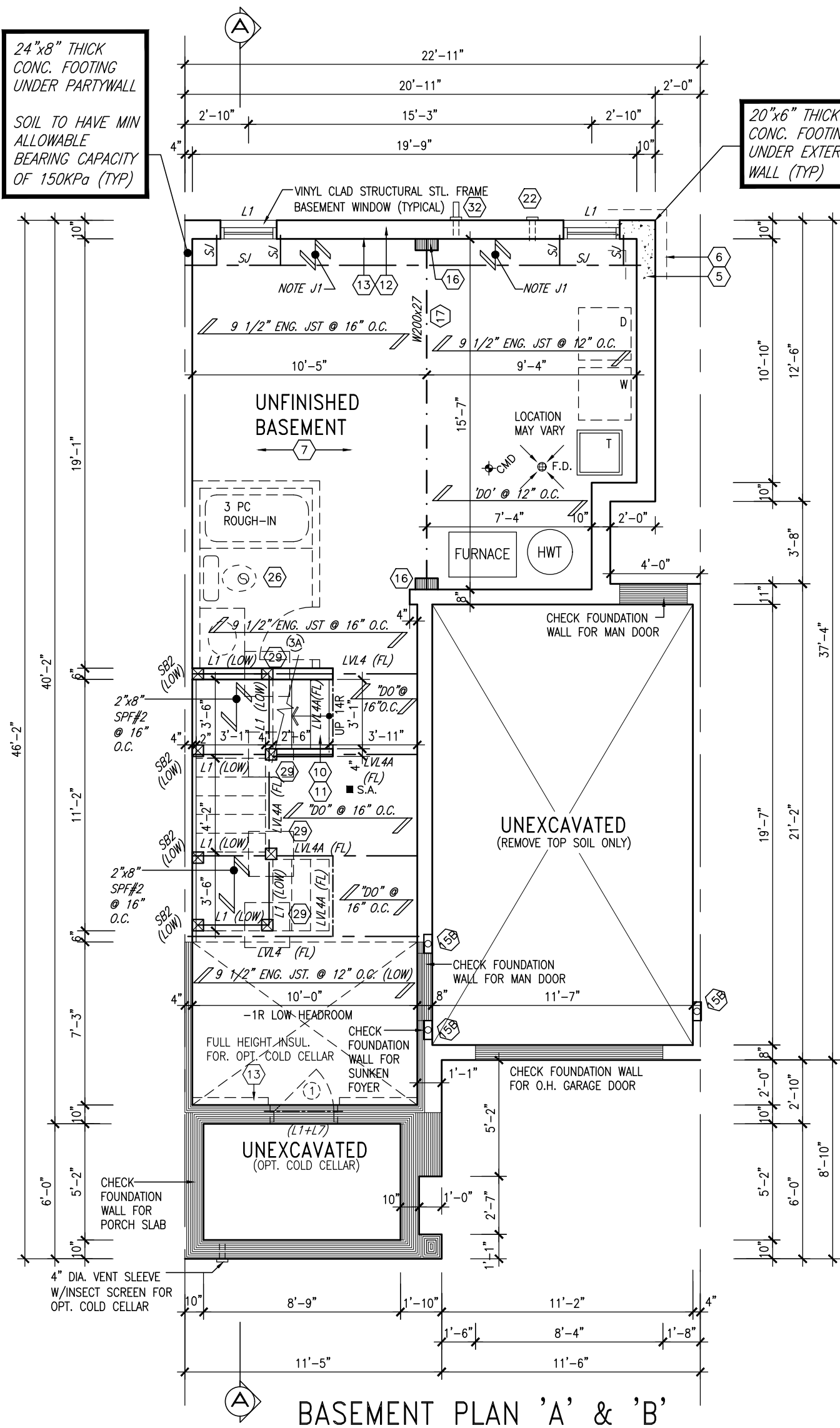


24"x8" THICK
CONC. FOOTING
UNDER PARTYWALL

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

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



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

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.

AREA CALCULATIONS	
	ELEV. A/B
GROUND FLOOR AREA	602 SF
SECOND FLOOR AREA	899 SF
SUBTOTAL	1501 SF
DEDUCT ALL OPENINGS	14 SF
TOTAL NET AREA	1487 SF
	138.15 m2
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	848 SF
	78.78 m2
COVERAGE W/ PORCH	917 SF
	85.19 m2

TH-1

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4.	REVISED AS PER ENG'S COMMENTS	NOV 23-18 RC
3.	REV. AS PER FLOOR TRUSS MANUF. LAYOUTS	NOV. 01/18 NH
2.	REV. AS PER ROFF TRUSS COMMENTS.	OCT. 26/18 WT
1.	ISSUED FOR CLIENT REVIEW	MAY 09-18 VA3
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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VA3
DESIGN

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

BAYVIEW WELLINGTON

project name
BLOCK 33/34

date
JANUARY, 2018

drawn by
CL

checked by
.

scale
3/16" = 1'-0"

municipality
ST. CATHARINES, ON

project no.
15009

file name
15009-TH-1

drawing no.
1

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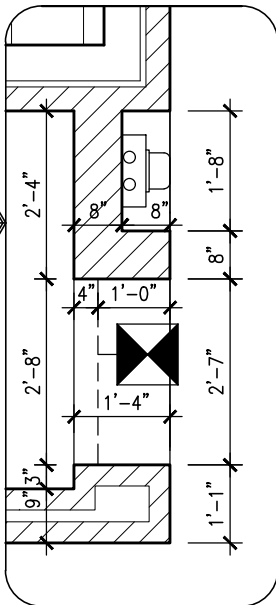
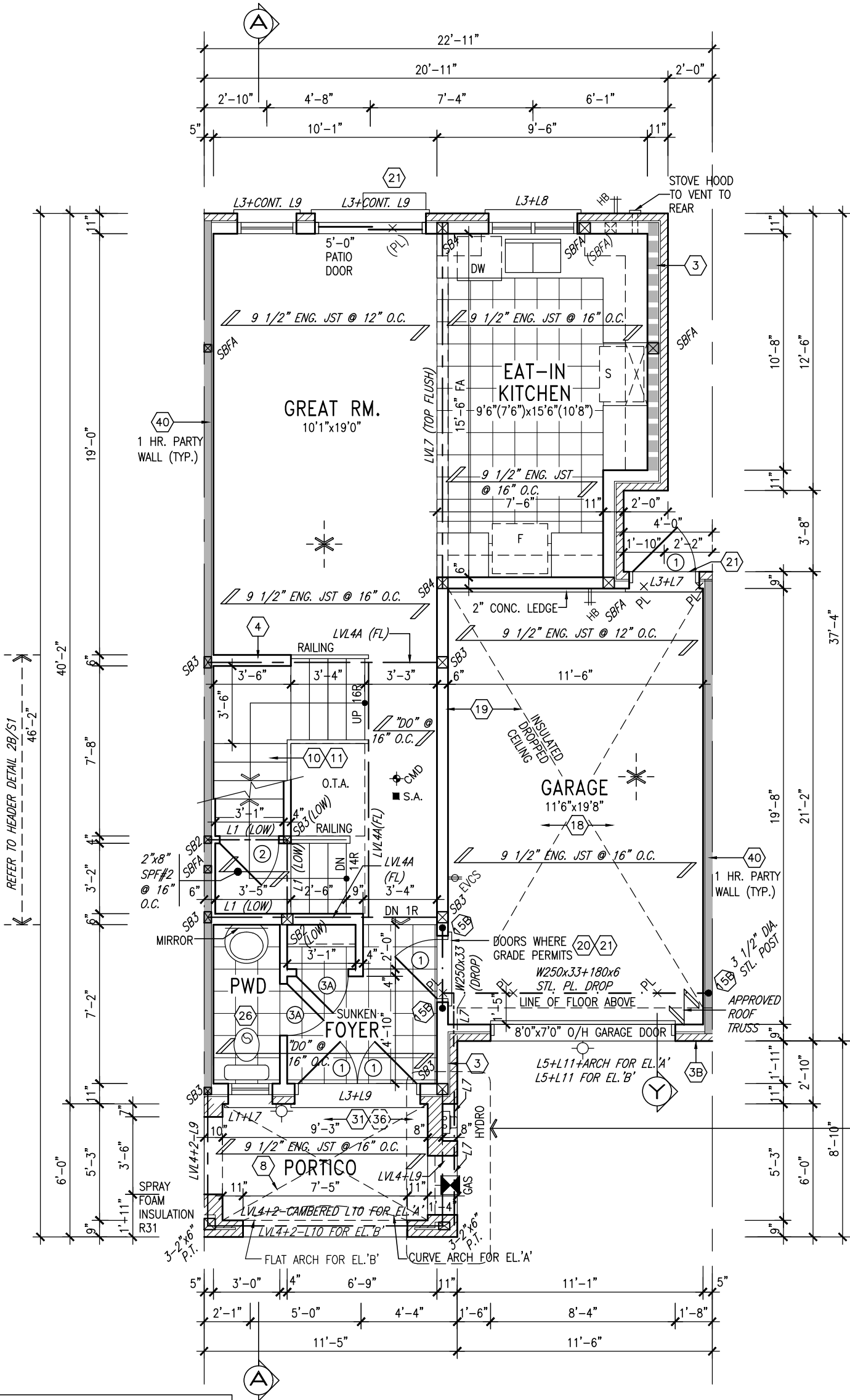
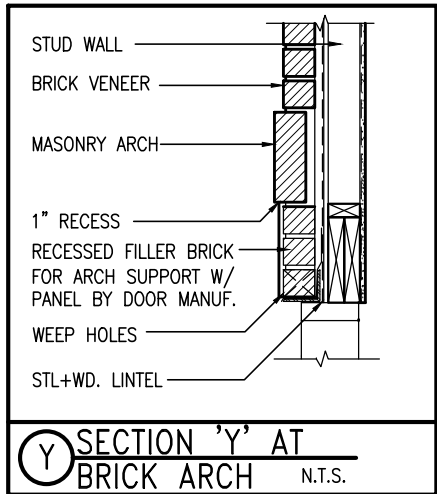
TH-1
THE CARTIER 1

project no.
15009

drawing no.
1

INDICATES FIRE RATED WALL ASSEMBLY

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.



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.

GROUND FLOOR PLAN 'A' & 'B'

TH-1

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
5.	.	.	registration information
4.	REVISED AS PER ENG'S COMMENTS	NOV 23-18	RC 42658
3.	REV. AS PER FLOOR TRUSS MANUF. LAYOUTS	NOV. 01/18	NH
2.	REV. AS PER ROFF TRUSS COMMENTS.	OCT. 26/18	WT
1.	ISSUED FOR CLIENT REVIEW	MAY 09-18	VA3
no.	description	date	by

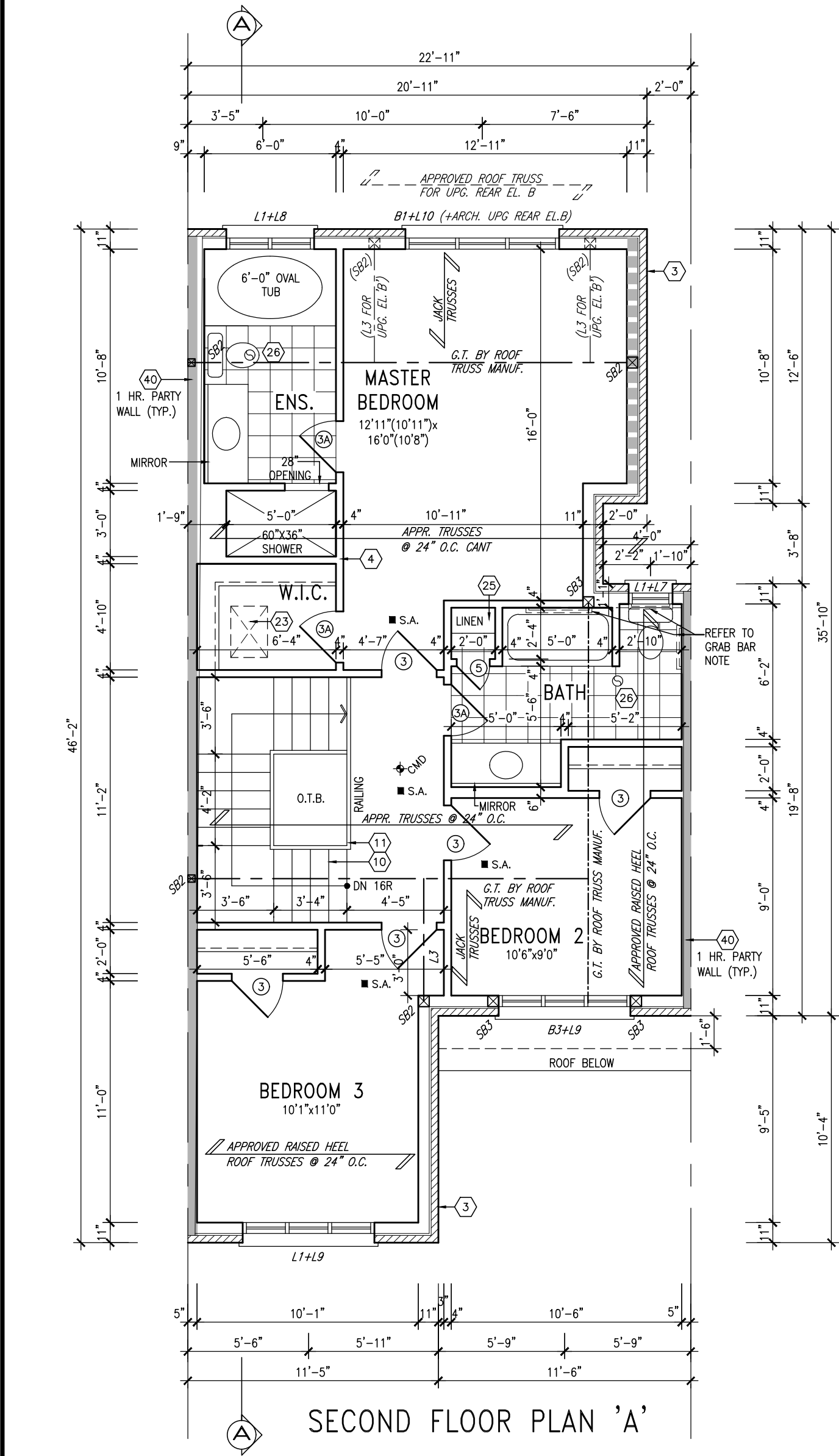


255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

TH-1
THE CARTIER 1

project name	BLOCK 33/34	municipality	ST. CATHARINES, ON	project no.	15009
date	JANUARY, 2018	scale	3/16" = 1'-0"	file name	15009-TH-1
drawn by	CL	checked by		drawing no.	2
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INDICATES FIRE RATED WALL ASSEMBLY



STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

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

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

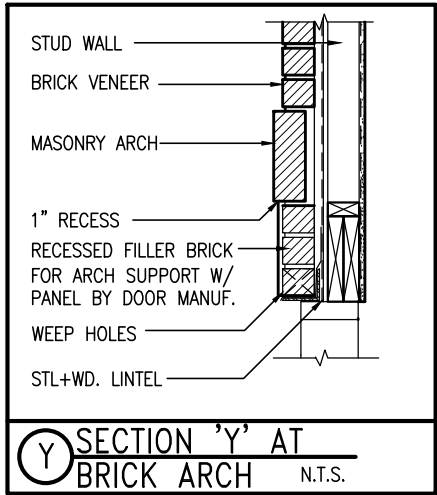
SECOND FLOOR PLAN 'A'

TH-1

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
5.	.	.	BCIN
4.	REVISED AS PER ENG'S COMMENTS	NOV 23-18	RC
3.	REV. AS PER FLOOR TRUSS MANUF. LAYOUTS	NOV. 01/18	NH
2.	REV. AS PER ROFF TRUSS COMMENTS.	OCT. 26/18	WT
1.	ISSUED FOR CLIENT REVIEW	MAY 09-18	VA3
no.	description	date	by

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		TH-1 THE CARTIER 1	
project name	BLOCK 33/34	municipality	ST. CATHARINES, ON
date	JANUARY, 2018	project no.	15009
drawn by	CL	file name	15009-TH-1
checked by	.	scale	3/16" = 1'-0"
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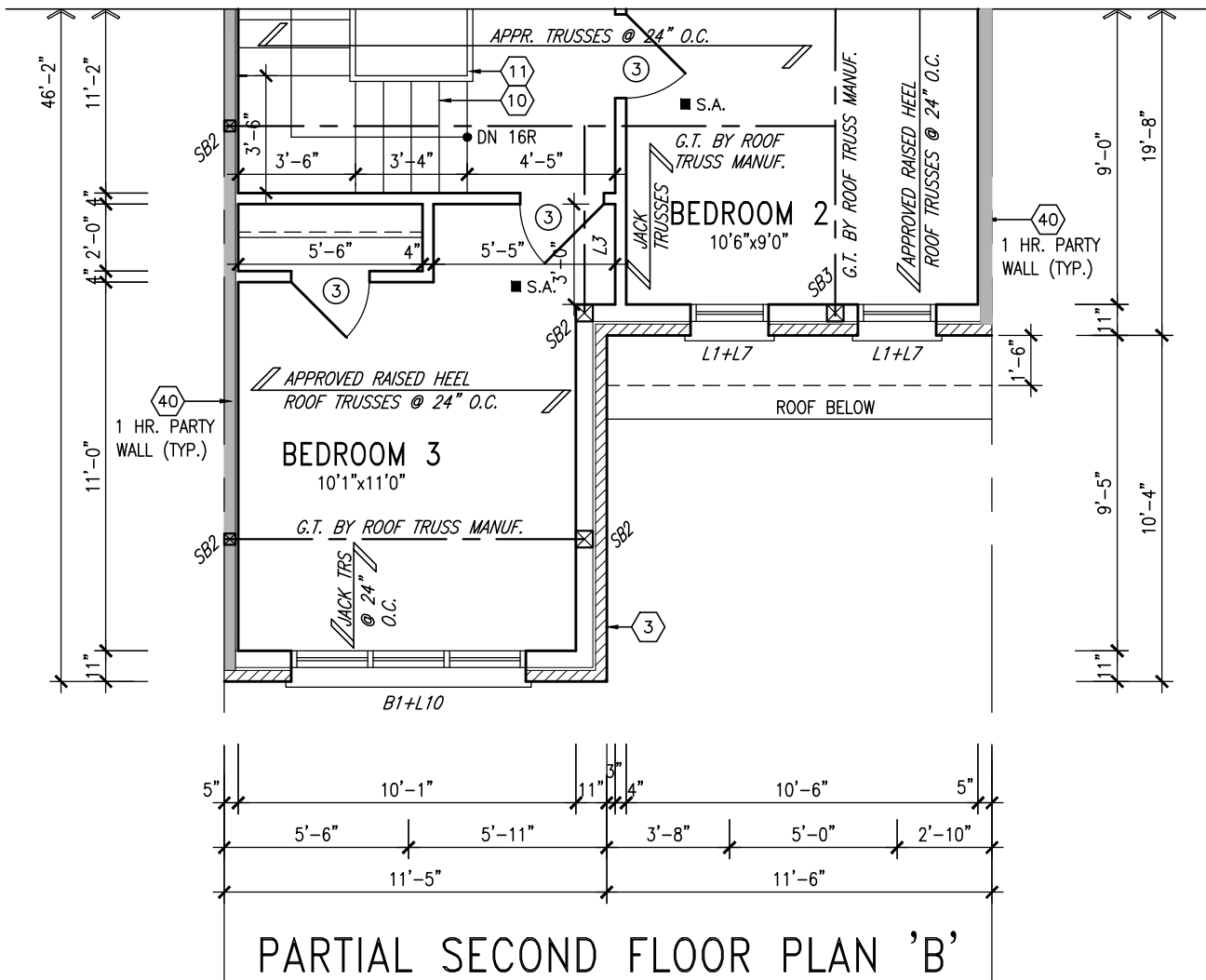


NOTE: ROOF STRUCTURE MAY
VARY
REFER TO ROOF TRUSS
MANUFACTURERS' BUILDING
BLOCK TRUSS LAYOUT FOR
ACTUAL ROOF STRUCTURE

INDICATES FIRE RATED WALL ASSEMBLY

NOTE:
REFER TO STANDARD FLOOR PLANS FOR
ADDITIONAL INFORMATION.

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



TH-1

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4.	REVISED AS PER ENG'S COMMENTS	NOV 23-18	RC
3.	REV. AS PER FLOOR TRUSS MANUF. LAYOUTS	NOV. 01/18	NH
2.	REV. AS PER ROFF TRUSS COMMENTS.	OCT. 26/18	WT
1.	ISSUED FOR CLIENT REVIEW	MAY 09-18	VA3
no.	description	date	by

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Wellington Jno-Baptiste 25591
name BCIN
registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

project name BLOCK 33/34 municipality ST. CATHARINES, ON

TH-1
THE CARTIER 1

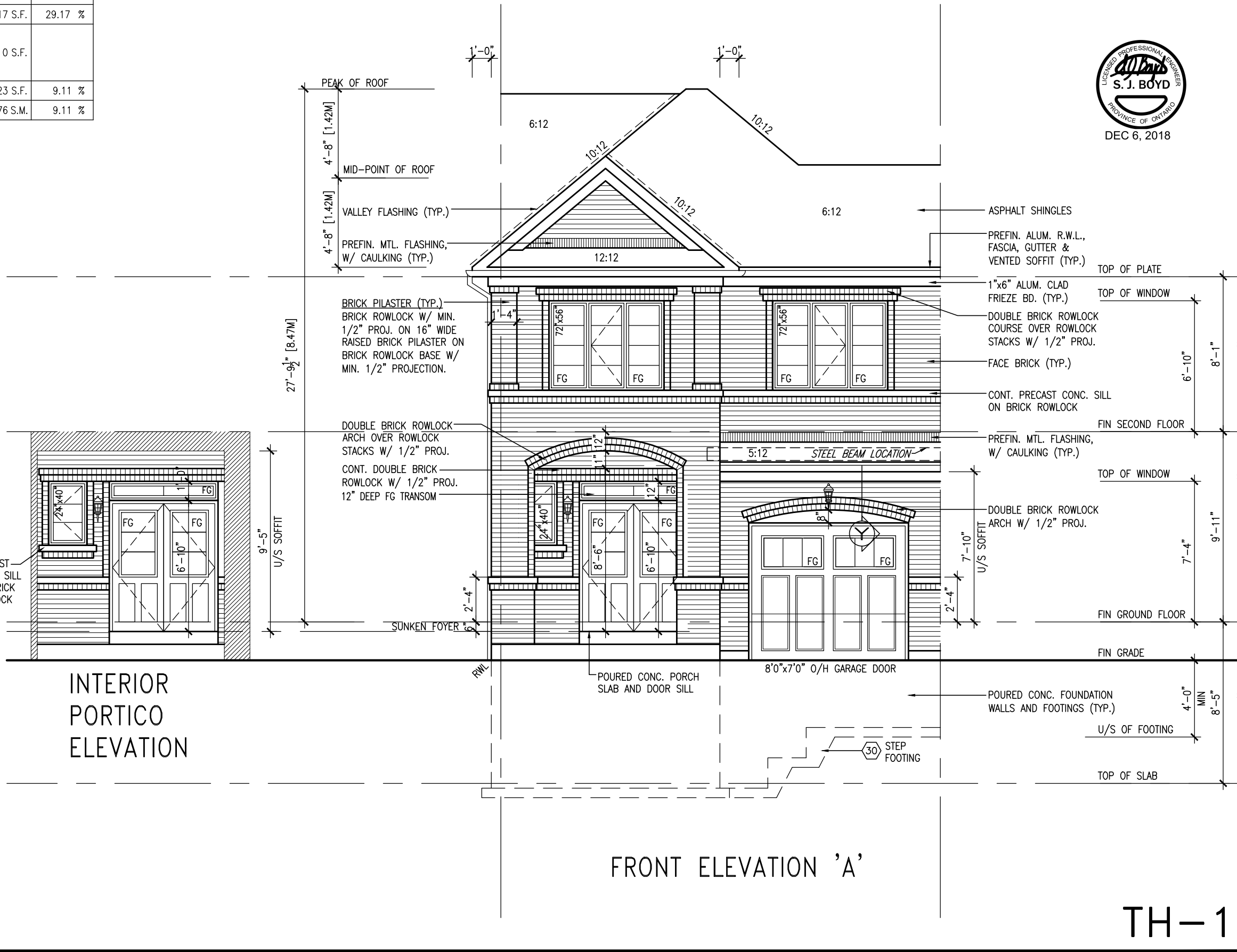
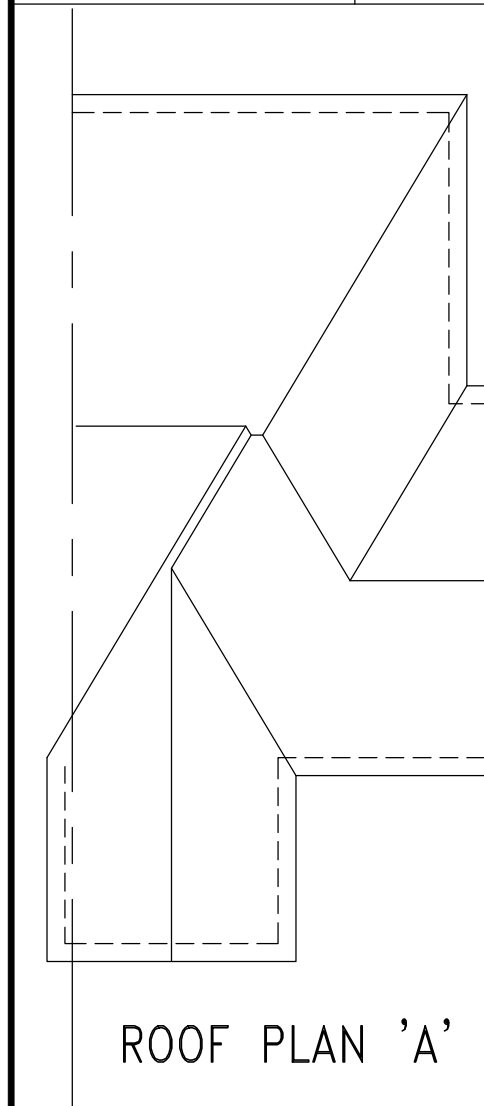
project no.
15009

date JANUARY, 2018
drawn by CL checked by . scale 3/16" = 1'-0"
file name 15009-TH-1
RICHARD - H:\ARCHIVE\WORKING\2015\15009.BW\Units\15009-TH-1.dwg - Wed - Dec 5 2018 - 5:12 PM

drawing no.

4

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
TH-1 ELEVATION A	ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL	AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT		436 S.F.	87.70 S.F.	20.11 %
LEFT SIDE		850 S.F.	0 S.F.	0.00 %
RIGHT SIDE		850 S.F.	19.36 S.F.	2.28 %
REAR		436 S.F.	127.17 S.F.	29.17 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			0 S.F.	
TOTAL SQ. FT.		2572.00 S.F.	234.23 S.F.	9.11 %
TOTAL SQ. M.		238.94 S.M.	21.76 S.M.	9.11 %



9	.	.		The undersigned has reviewed and takes responsibility for this design and its specifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste <i>W. Baptiste</i> signature BCIN 25591	registration information VA3 Design Inc. 42658	4	REVISED AS PER ENG'S COMMENTS	NOV 23-18	RC	
3	REV. AS PER FLOOR TRUSS MANUF. LAYOUTS	NOV. 01/18	NH							
2	REV. AS PER ROFF TRUSS COMMENTS.	OCT. 26/18	WH							
1	ISSUED FOR CLIENT REVIEW	MAY 09-18	VA3							
no.	description	date	by							

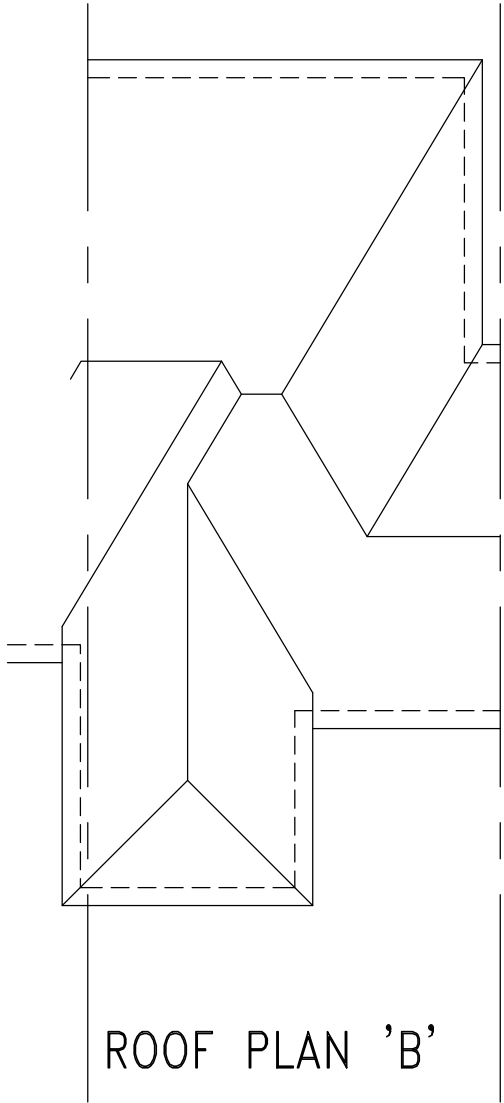
 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	

project name BLOCK 33/34 municipality ST. CATHARINES, ON project no. 15009		drawing no. 5	
date JANUARY, 2018 checked by CL scale 3/16" = 1'-0"		FRONT ELEVATION 'A' file name 15009-TH-1 RICHARD - H:\ARCHIVE\WORKING\2015\15009-BW\Units\15009-TH-1.dwg — Wed — Dec 5 2018 — 5:12 PM	

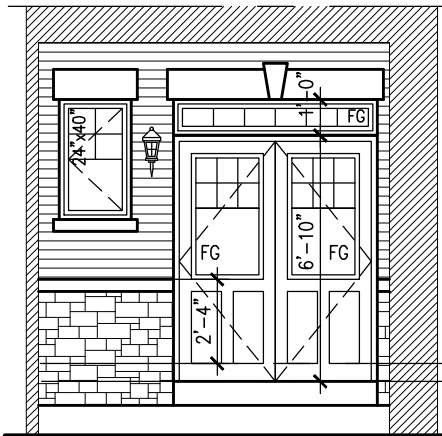
BAYVIEW WELLINGTON TH-1 THE CARTIER 1	
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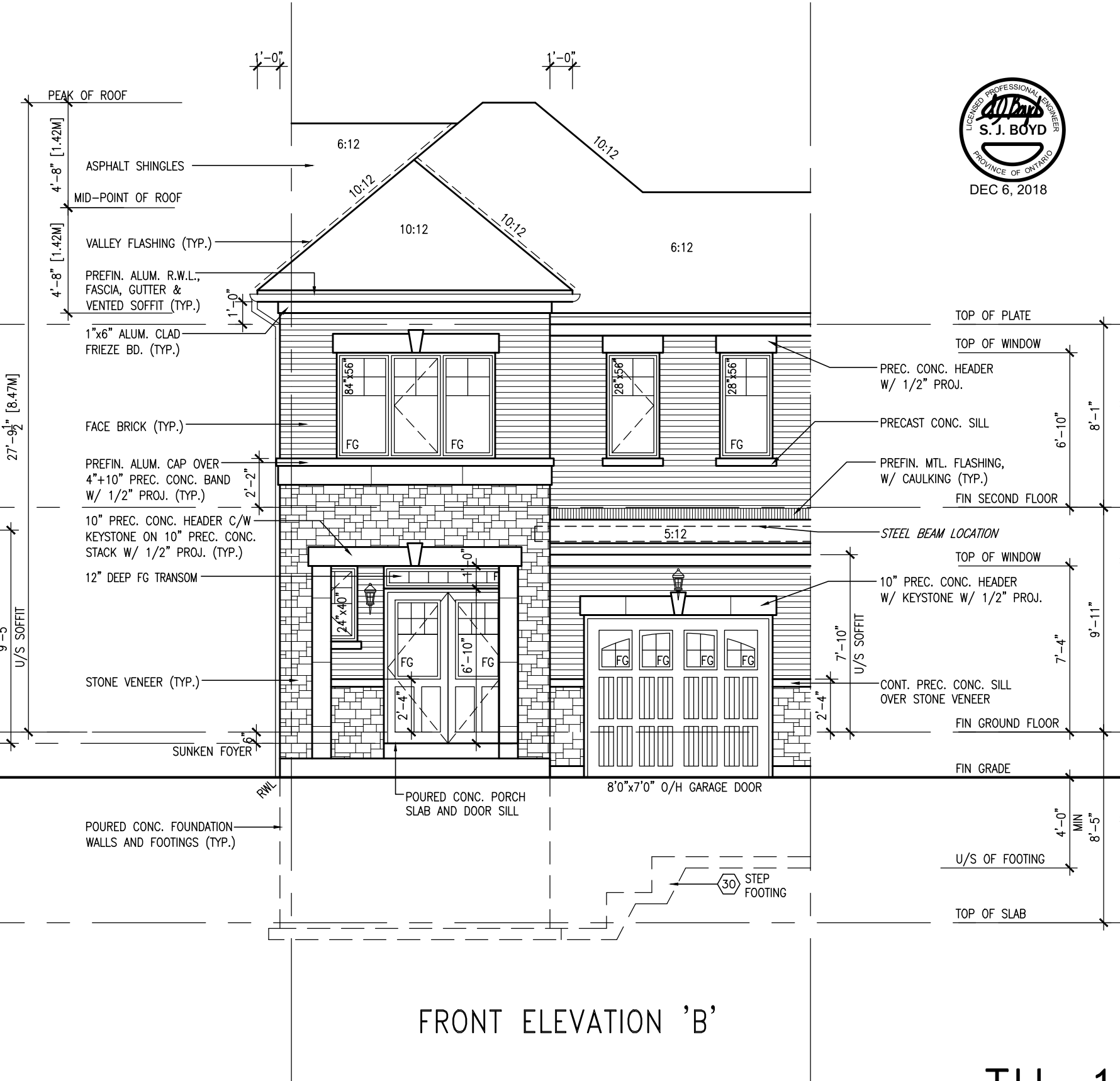
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-1 ELEVATION B	ENERGY EFFICIENCY -- OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	436 S.F.	86.14 S.F.	19.76 %
LEFT SIDE	850 S.F.	0 S.F.	0.00 %
RIGHT SIDE	850 S.F.	19.36 S.F.	2.28 %
REAR	436 S.F.	127.17 S.F.	29.17 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2572.00 S.F.	232.67 S.F.	9.05 %
TOTAL SQ. M.	238.94 S.M.	21.62 S.M.	9.05 %



ROOF PLAN 'B'



INTERIOR PORTICO ELEVATION

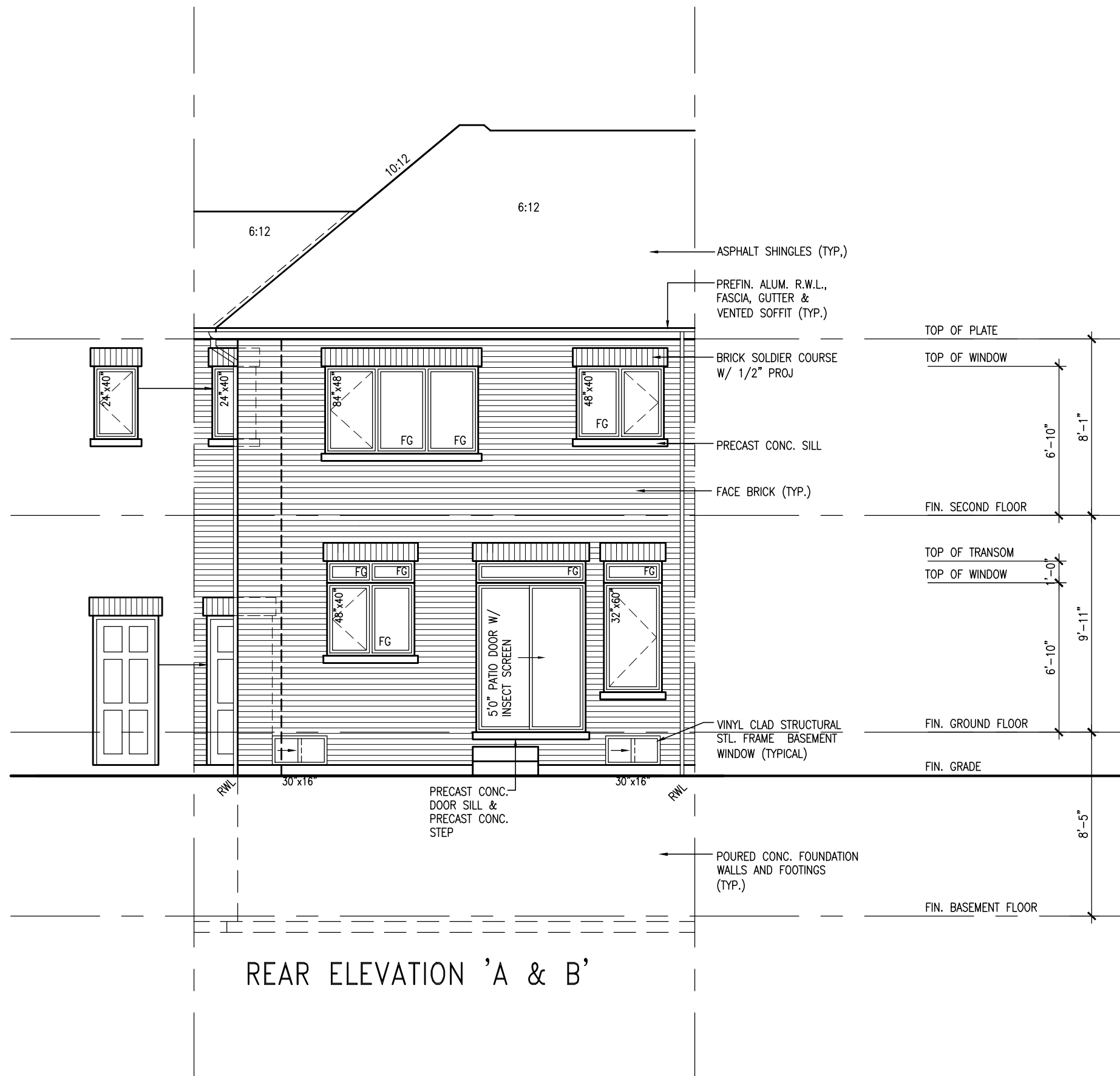


FRONT ELEVATION 'B'



BAYVIEW WELLINGTON		TH-1 THE CARTIER 1	
project name	BLOCK 33/34	municipality	ST. CATHARINES, ON
project no.	15009	drawing no.	6
date	JANUARY, 2018	front elevation 'B'	15009-TH-1
drawn by	CL	checked by	3/16" = 1'-0"
scale		file name	15009-TH-1
RICHARD - H:\ARCHIVE\WORKING\2015\15009.BW\Units\15009-TH-1.dwg - Wed 5 2018 - 5:12 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.	
qualification information	
Wellington Jno-Baptiste	25591
name	BCN
registration information	42658
NOV 23-18 RC	
NOV 01/18 NH	
OCT. 26/18 WT	
MAY 09-18 VAS	
date	by
4 REVISED AS PER ENG'S COMMENTS	
3 REV. AS PER FLOOR TRUSS MANUF. LAYOUTS	
2 REV. AS PER ROFF TRUSS COMMENTS.	
1 ISSUED FOR CLIENT REVIEW	
no. description	



Professional Engineer Seal for S. J. Boyd, Province of Ontario, License No. 40184, dated DEC 6, 2018.

TH-1

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4	REVISED AS PER ENG'S COMMENTS	NOV 23-18	RC						
3	REV. AS PER FLOOR TRUSS MANUF. LAYOUTS	NOV. 01/18	NH						
2	REV. AS PER ROFF TRUSS COMMENTS.	OCT. 26/18	WT						
1	ISSUED FOR CLIENT REVIEW	MAY 09-18	VA3						
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 registration information BCIN

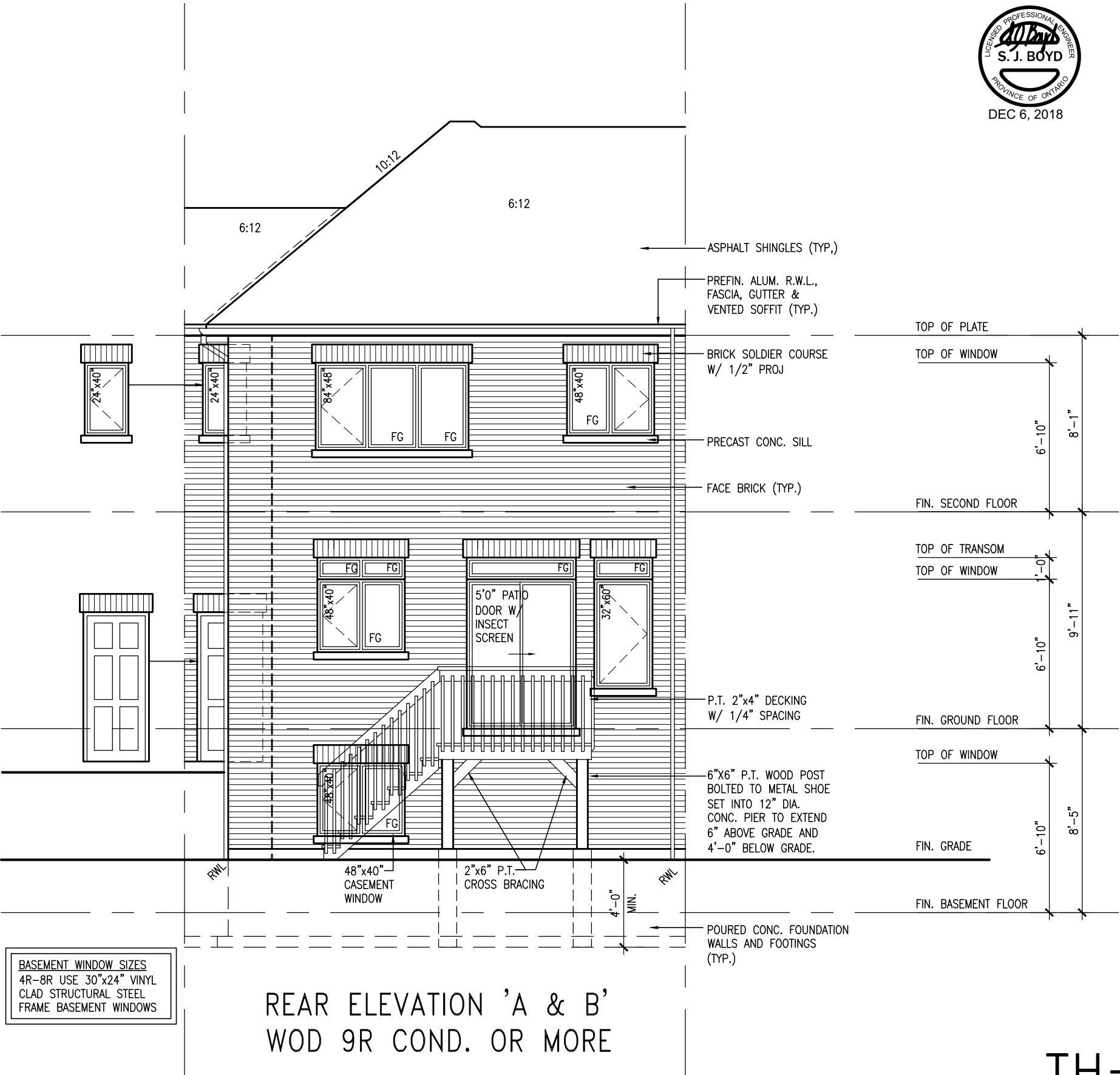
signature

V33 Design Inc. 47658

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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-1 ELEVATION A WOD (STD&UPG)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	436 S.F.	107.06 S.F.	24.56 %
LEFT SIDE	855 S.F.	0 S.F.	0.00 %
RIGHT SIDE	855 S.F.	0 S.F.	0.00 %
REAR	520 S.F.	133.83 S.F.	25.74 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	2666.00 S.F.	240.89 S.F.	9.04 %
TOTAL SQ. M.	247.68 S.M.	22.38 S.M.	9.04 %
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-1 ELEVATION B WOD (STD&UPG)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	436 S.F.	105.50 S.F.	24.20 %
LEFT SIDE	855 S.F.	0 S.F.	0.00 %
RIGHT SIDE	855 S.F.	0 S.F.	0.00 %
REAR	520 S.F.	133.83 S.F.	25.74 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	2666.00 S.F.	239.33 S.F.	8.98 %
TOTAL SQ. M.	247.68 S.M.	22.23 S.M.	8.98 %



TH-1

THE CARTIER 1

BAYVIEW WELLINGTON

ST. CATHARINES, ON

PROJECT NO.

15009

DRAWING NO.

10

DATE

JANUARY, 2018

CHECKED BY

CL

DRAWN BY

CL

SCALE

3/16" = 1'-0"

FILE NAME

15009-TH-1

PROJECT NAME

THE CARTIER 1

MUNICIPALITY

ST. CATHARINES, ON

REAR ELEVATION - W.O.D. COND.

VA3 DESIGN

255 Consumers Rd. Suite 120

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va3design.com

25591

BCN

42658

NOV 23-18 RC

NOV 01/18 NH

OCT. 26/18 WT

MAY 09-18 VA3

4 REVISED AS PER ENG'S COMMENTS

3 REV. AS PER FLOOR TRUSS MANUF. LAYOUTS

2 REV. AS PER ROFF TRUSS COMMENTS

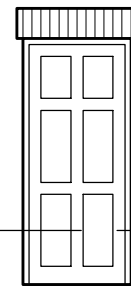
1 ISSUED FOR CLIENT REVIEW

date

by

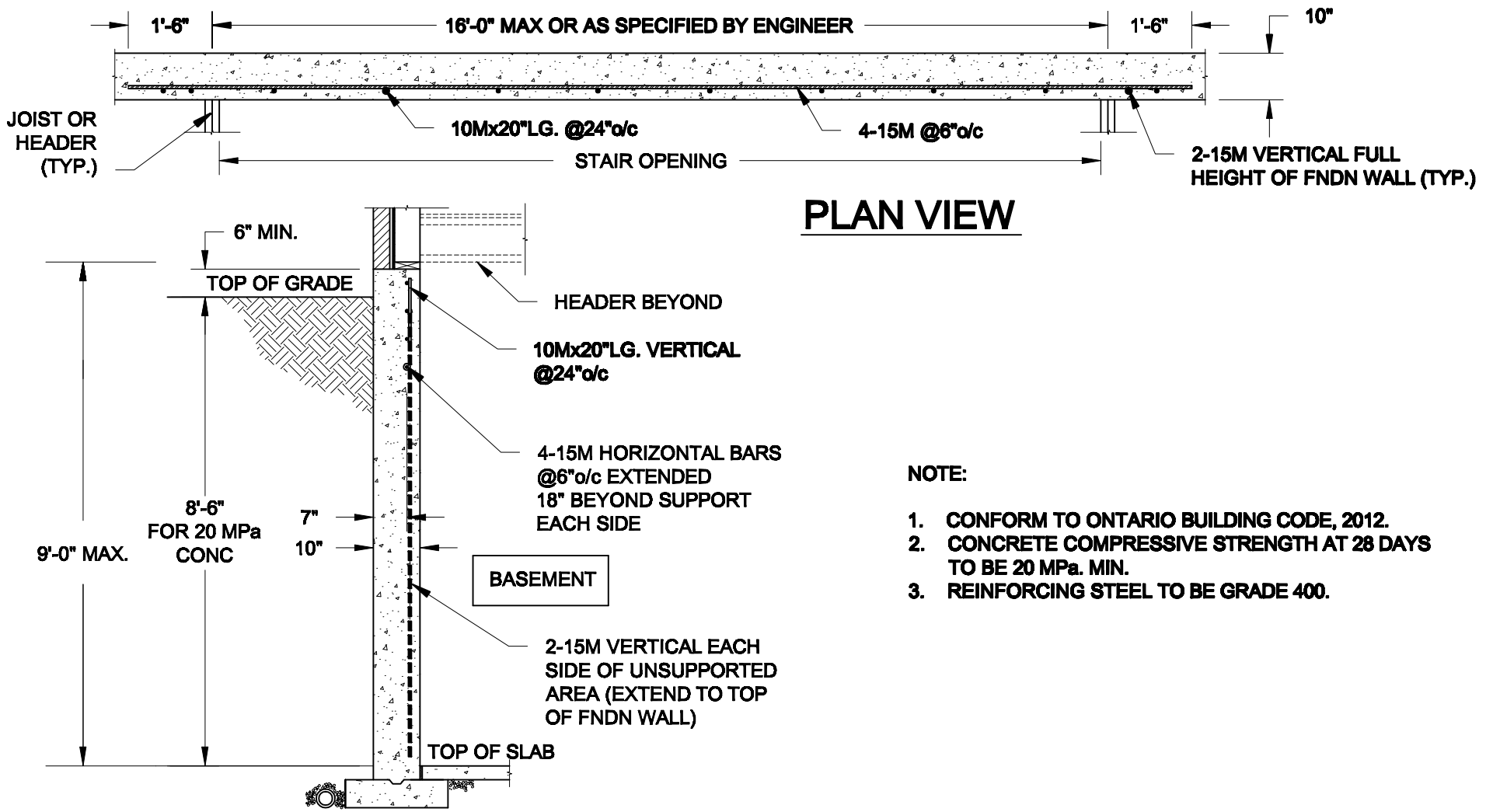
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TH-1



TH-1

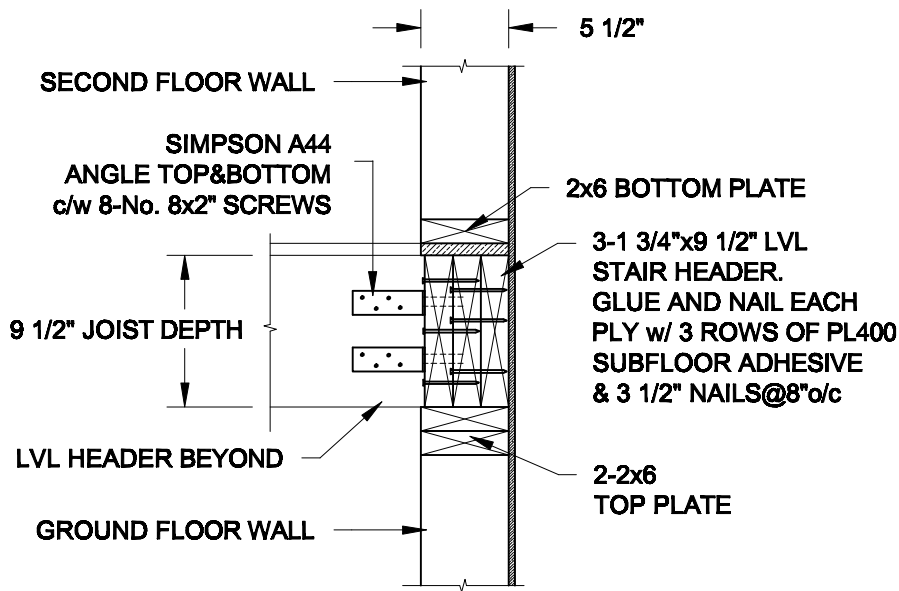
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1
S1

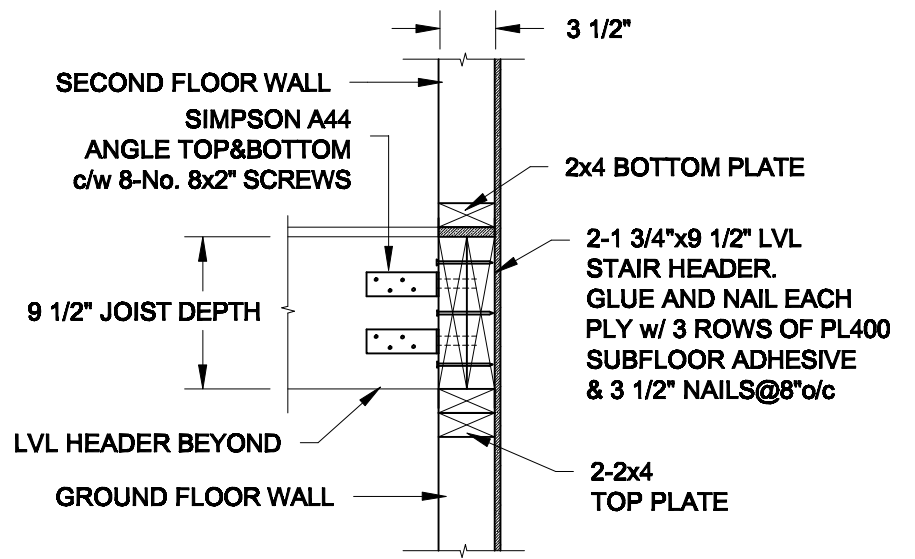
LATERALLY UNSUPPORTED WALL

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

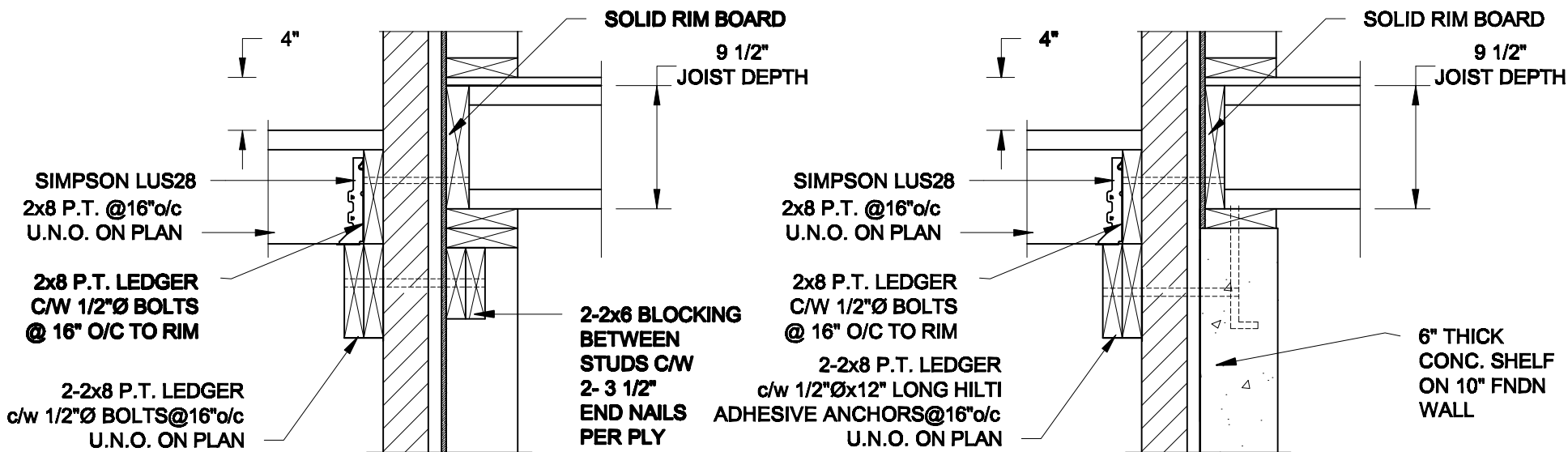
TYPICAL STRUCTURAL DETAILS

Project No.:

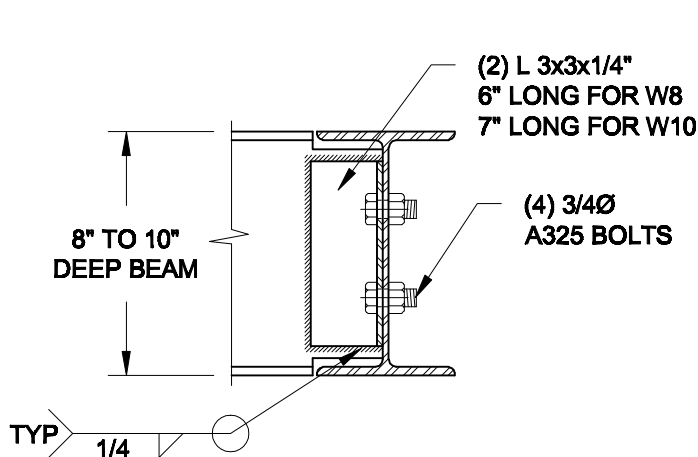
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Drawing No.:

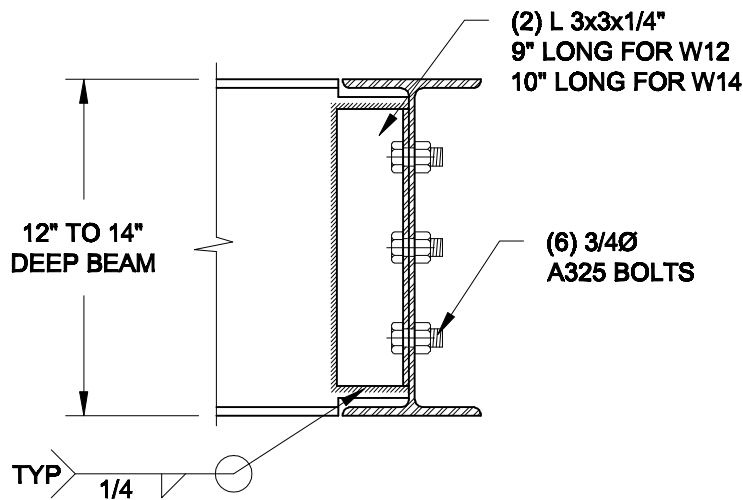
S1



- 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.



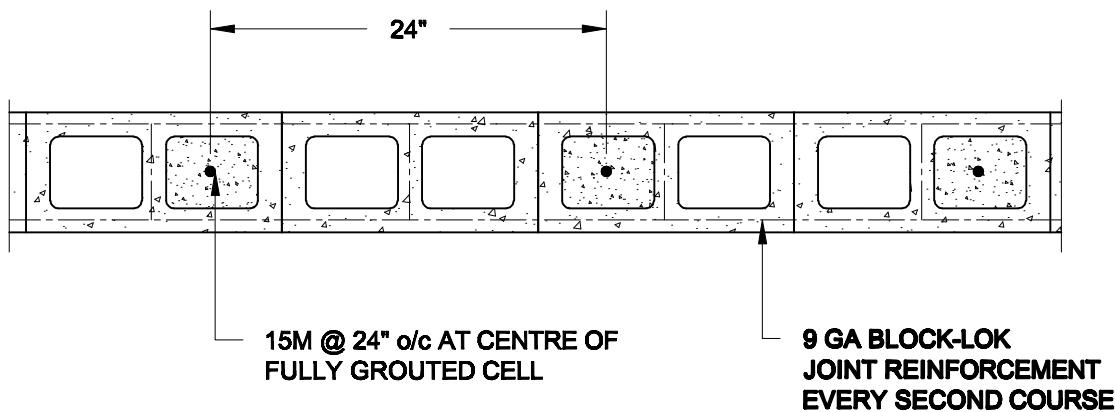
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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
Checked: SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal

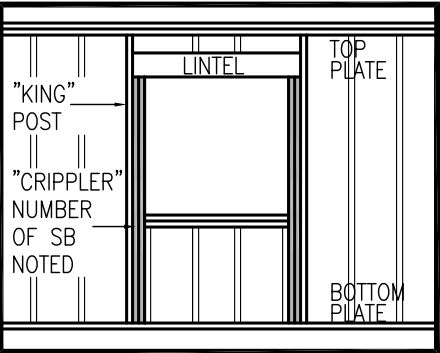
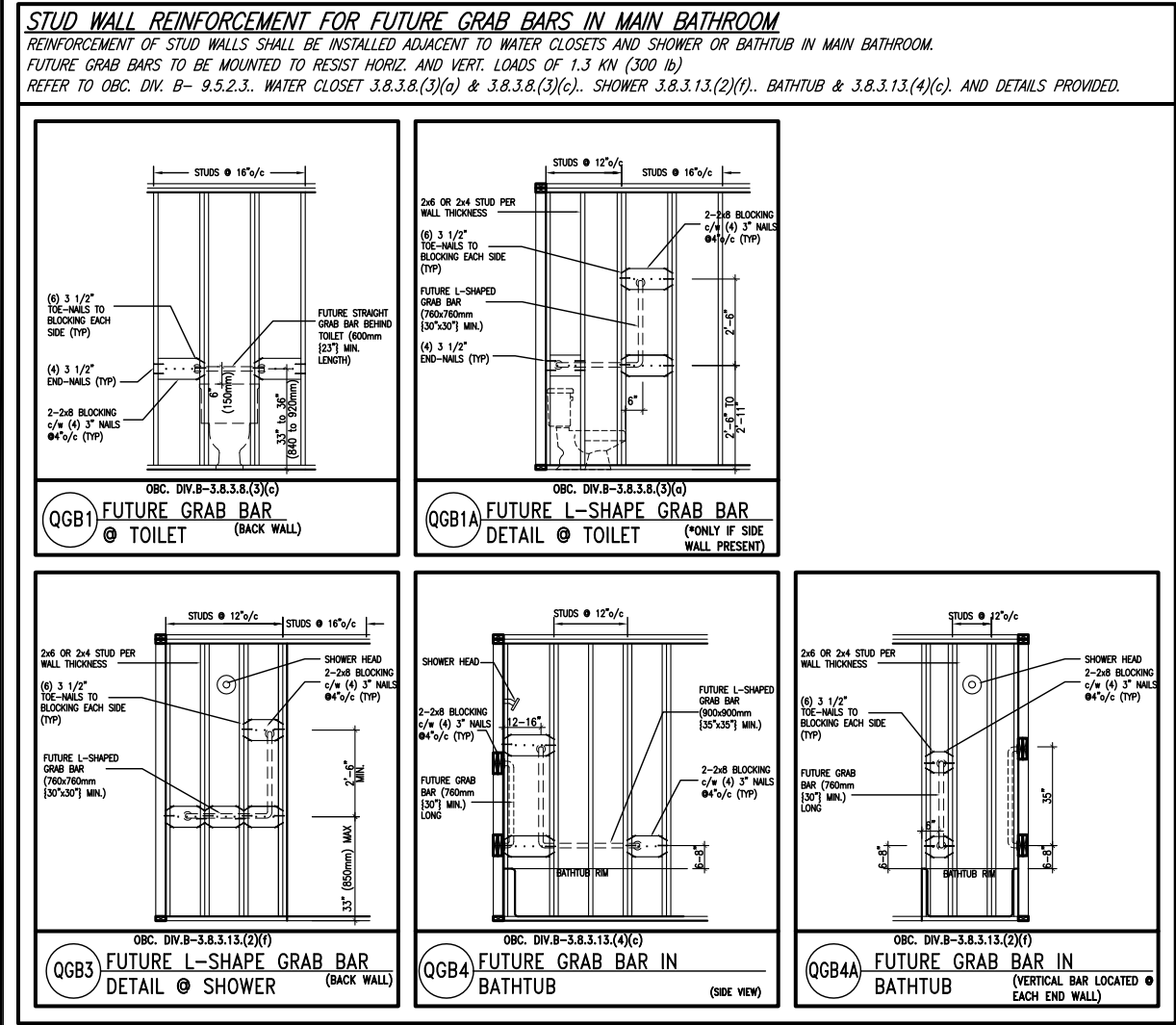
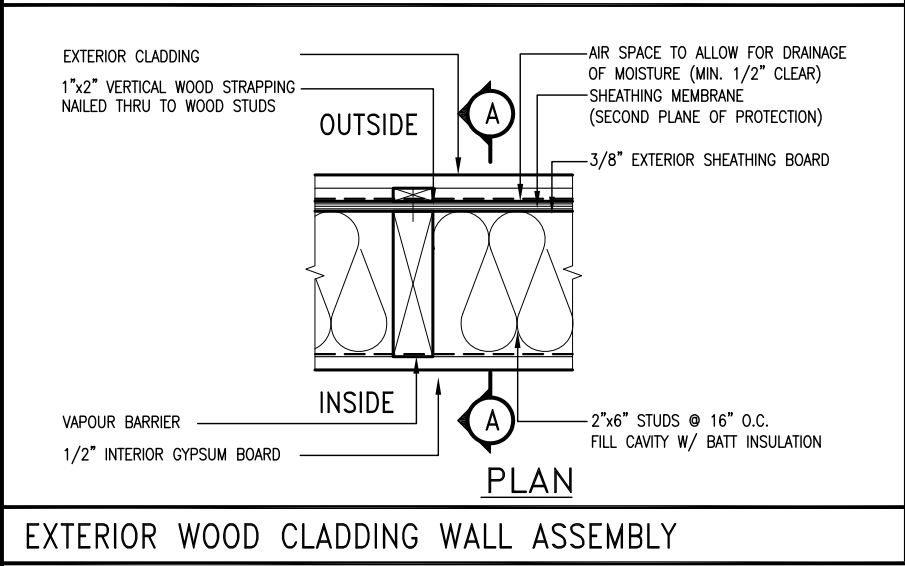
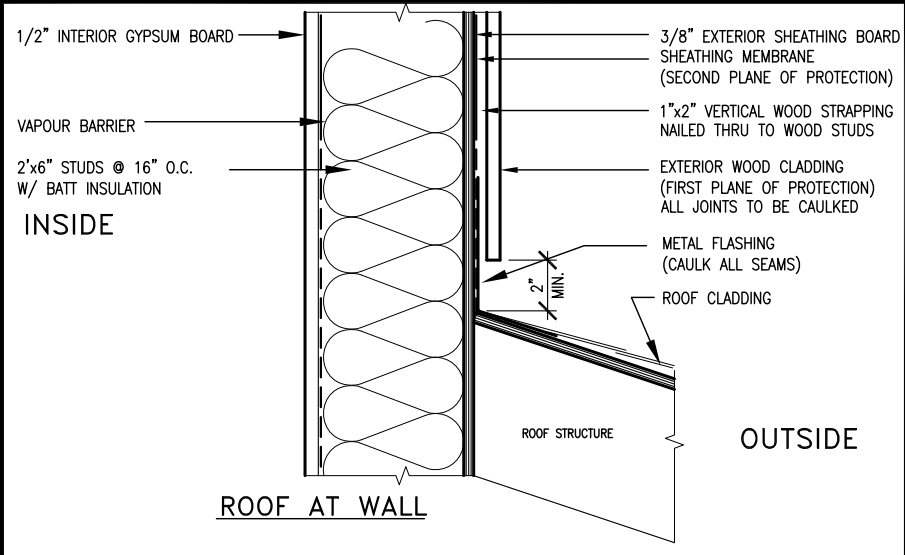


Project: BAYVIEW WELLINGTON HOMES - ST. CATHERINES TOWNS ST. CATHERINES, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.: 18-226

Drawing No.: S2



"CRIPPLE" DETAIL

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW: 2"x4" @ 16" O.C. - 9'-10" 2'-2"x4" @ 12" O.C. - 10'-9" 3'-2"x4" @ 16" O.C. - 11'-2" 3'-2"x4" @ 12" O.C. - 12'-4"			
NOTES: 1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR. 2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0") 3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE. 4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa. 5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF. 6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.			
** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW: 2"x6" @ 16" O.C. - 12'-6" 2"x6" @ 12" O.C. - 13'-10" 2'-2"x6" @ 16" O.C. - 15'-0" 2'-2"x6" @ 12" O.C. - 17'-4"			
MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS: 2"x8" @ 16" O.C. - 16'-0" 2"x8" @ 12" O.C. - 17'-9" 2'-2"x8" @ 16" O.C. - 20'-4" 2'-2"x8" @ 12" O.C. - 22'-4"			
NOTES: 1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa 2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY. 3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0") 4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE. 5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1(2) 6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa 7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF. 8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.			
** STUD INFORMATION TAKEN FROM OBC TABLE A-30			

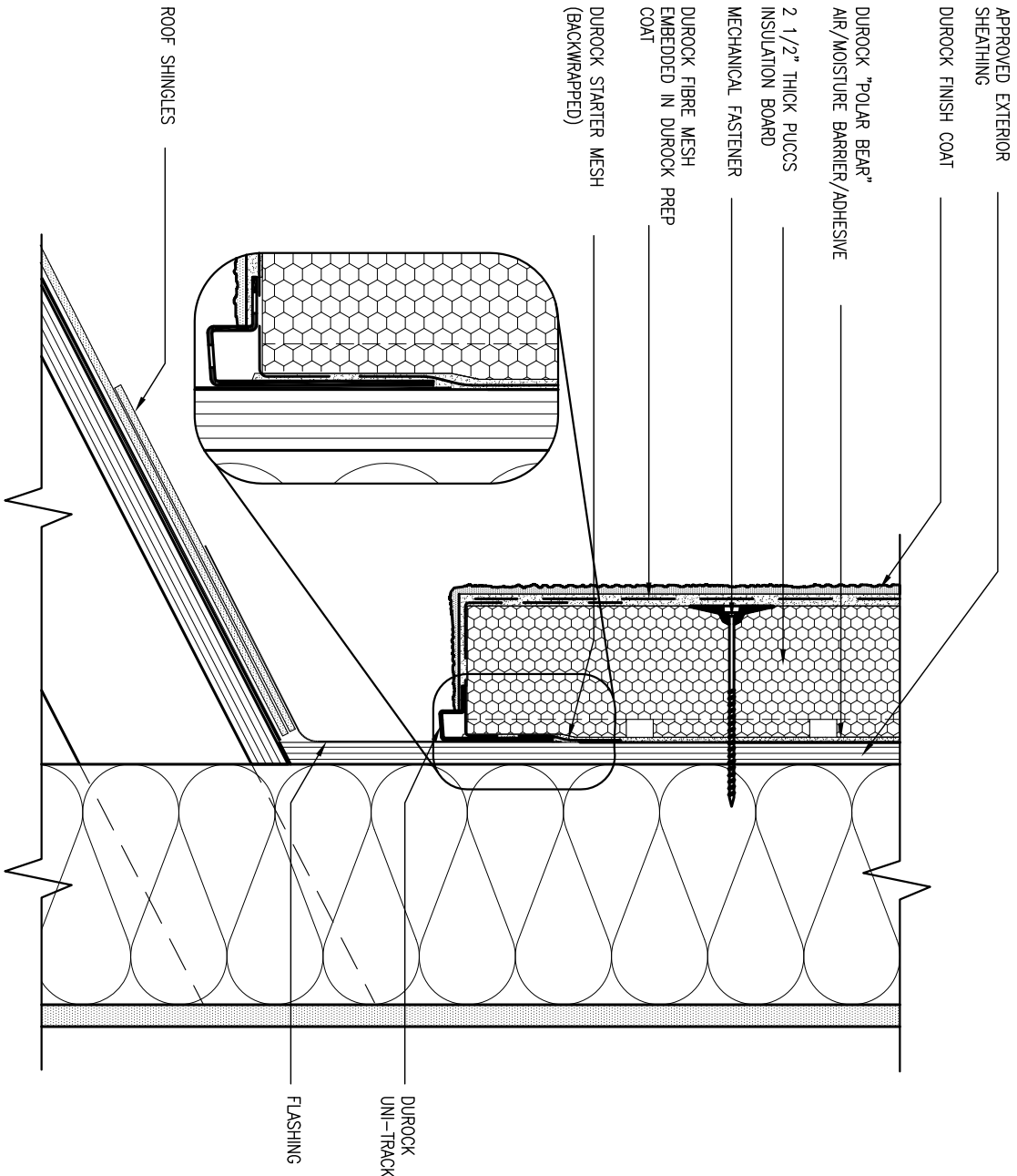


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN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

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va3design.com

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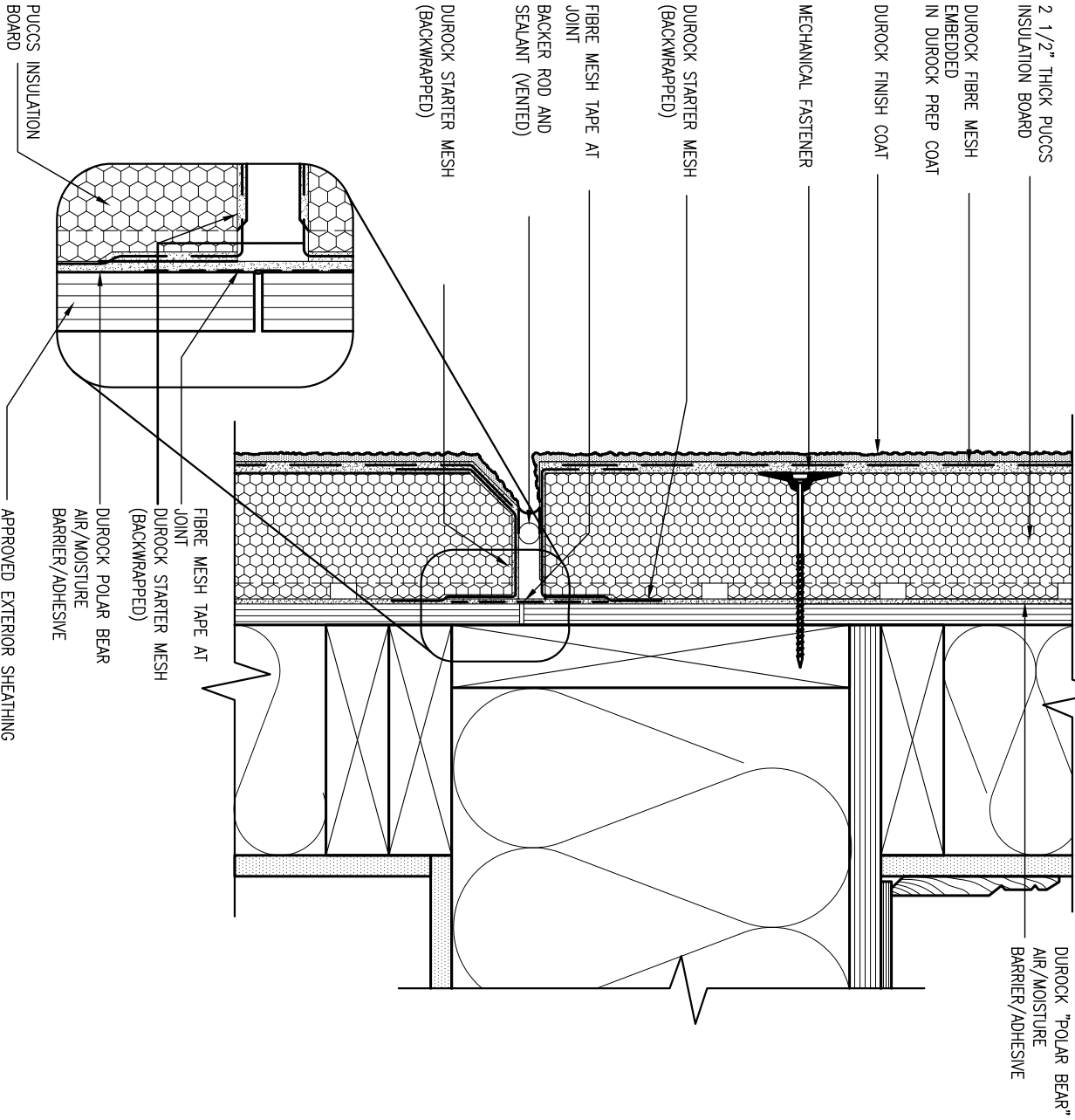


3 STUCCO TERMINATION @ ROOF

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

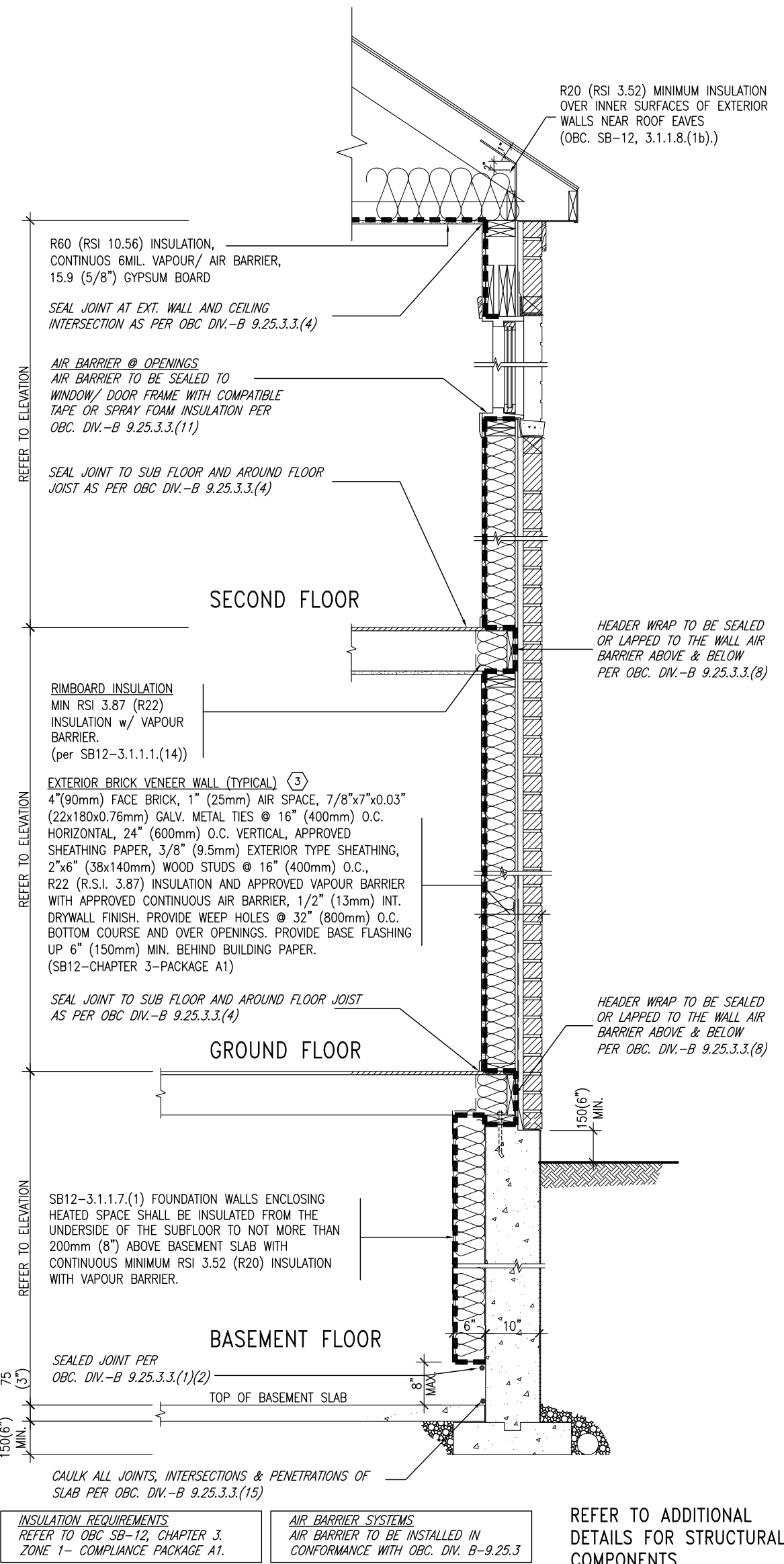


4 HORIZONTAL EXPANSION JOINT

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. Wellington Jno-Baptiste 25591 signature BCIN VA3 Design Inc. 42658		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			
8 .						project name		municipality		project no.	
7 .						PASSAGE ON THE CANAL		ST. CATHERINES, ON		15009	
6 .						date		checked by		scale	
5 .			5 MAY 2016		RC		3/16" = 1'-0"				
4 .			drawn by		RC		file name				
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2 .			Fri - Nov 16 2018 - 7:30 AM				drawing no.				
1 ISSUE FOR CLIENT REVIEW			NOV 15-18		RC		CN4				
no. description			date		by						

SB12-COMPLIANCE PACKAGE 'A1'

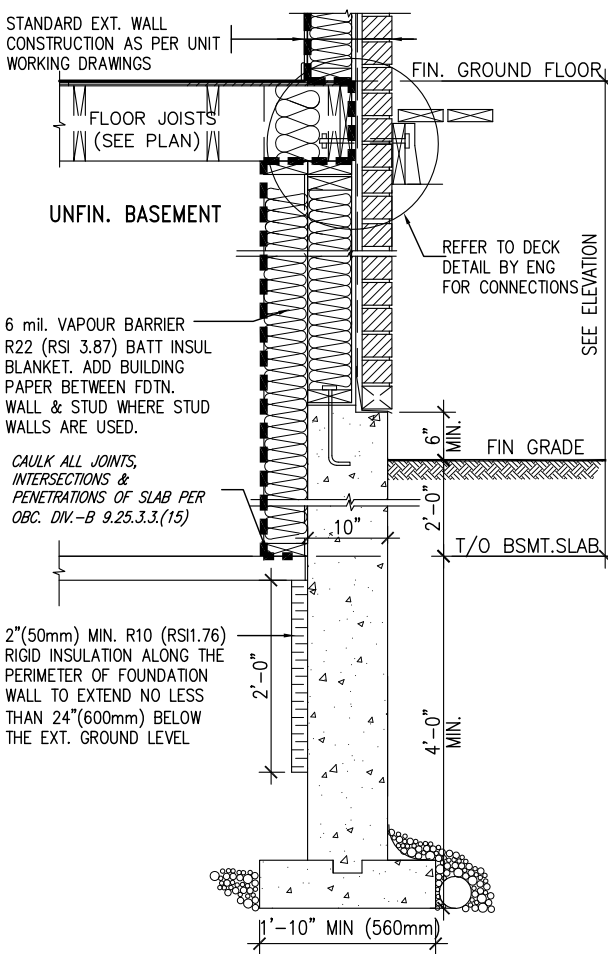


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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.

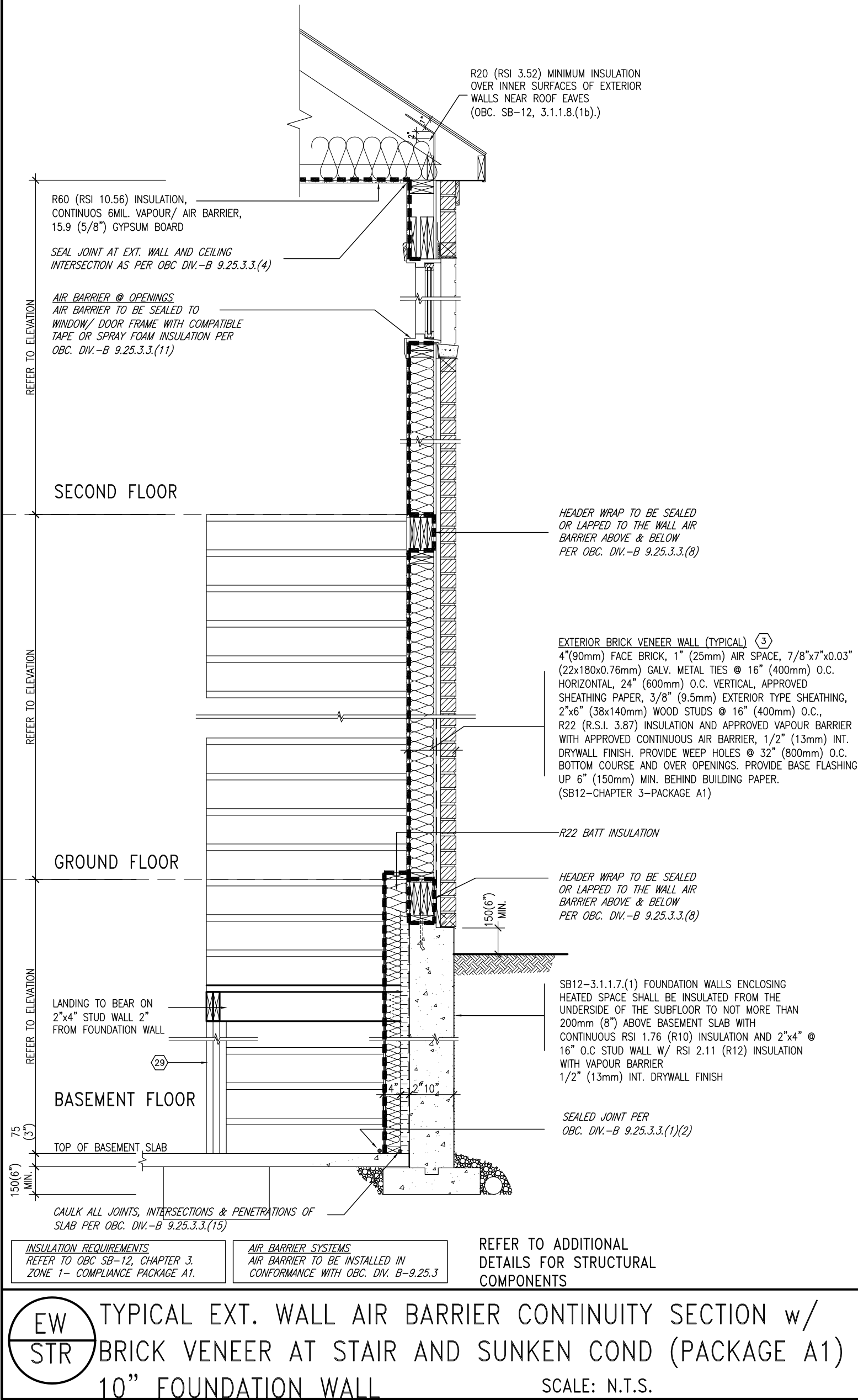


* REVISED-FEB 2017

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

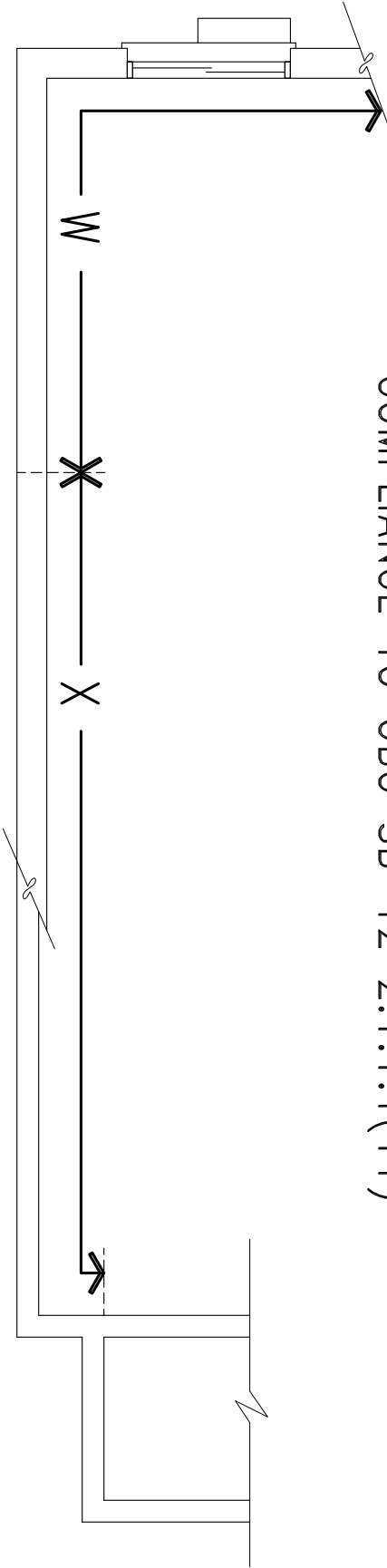
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	project name PASSAGE ON THE CANAL	municipality ST. CATHERINES, ON	project no. 15009	CONST NOTE
8	.	.	.	qualification information						
7	.	.	.	Wellington Jno-Baptiste 25591 name BCIN						
6	.	.	.	VA3 Design Inc. 42658 registration information						
5	.	.	.	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.	date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 15009-CN-A1	CONSTRUCTION NOTES	drawing no. CN6
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1	ISSUE FOR CLIENT REVIEW	NOV 15-18	RC							
no.	description	date	by							

SB12-COMPLIANCE PACKAGE 'A1'



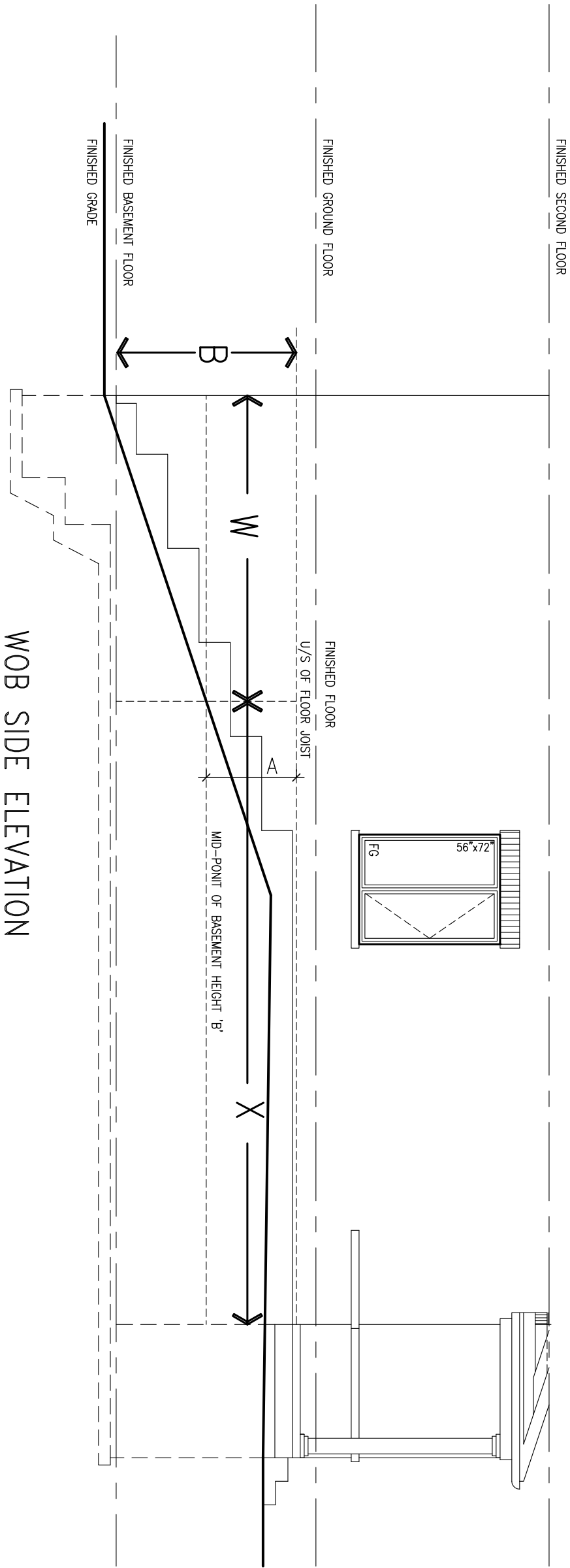
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8	.	.	.				
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6	.	.	.				
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4	.	.	.				
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no.	description	date	by				

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



DEC 19, 2018

WOB PLAN

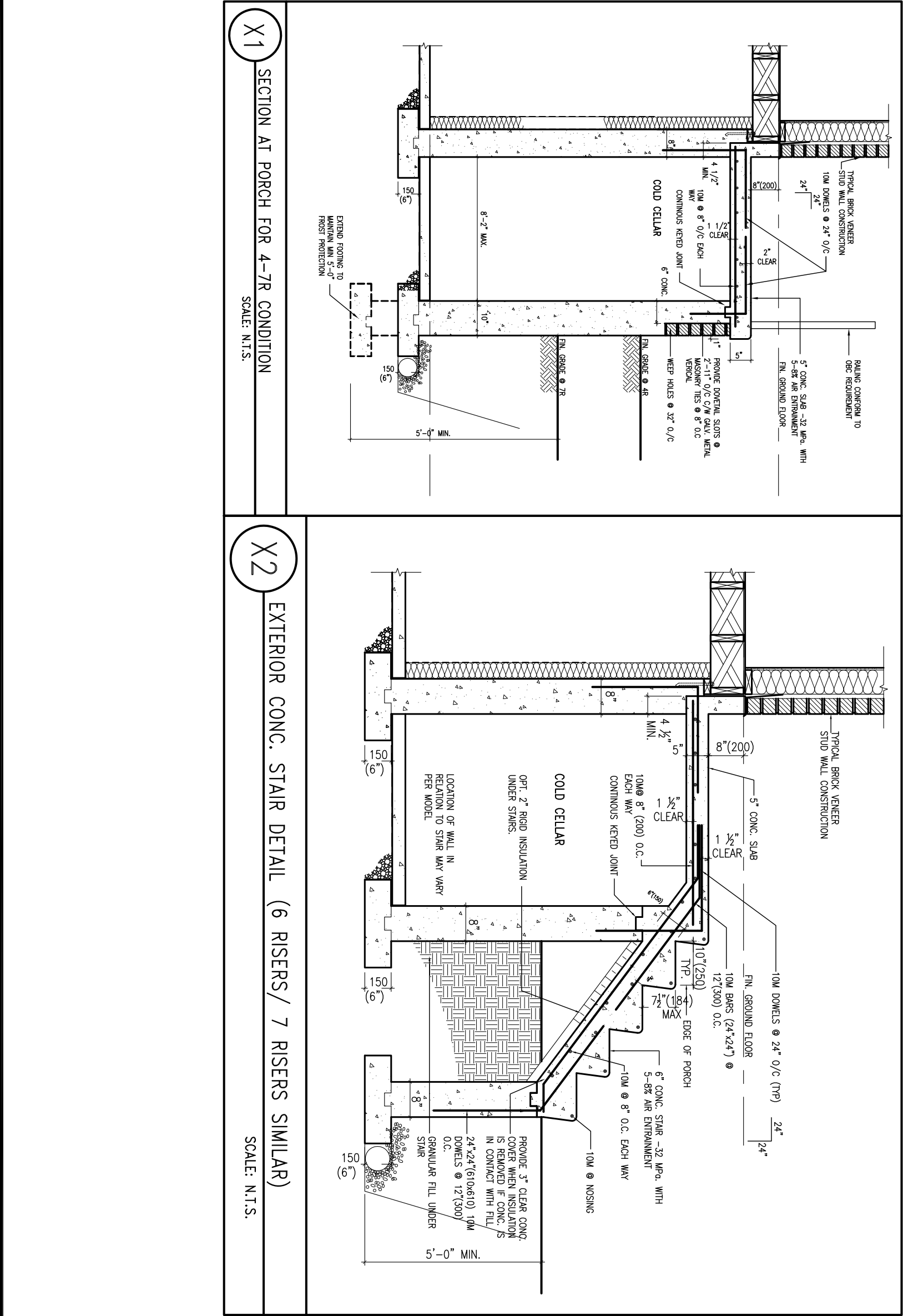
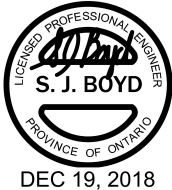


WOB SIDE ELEVATION

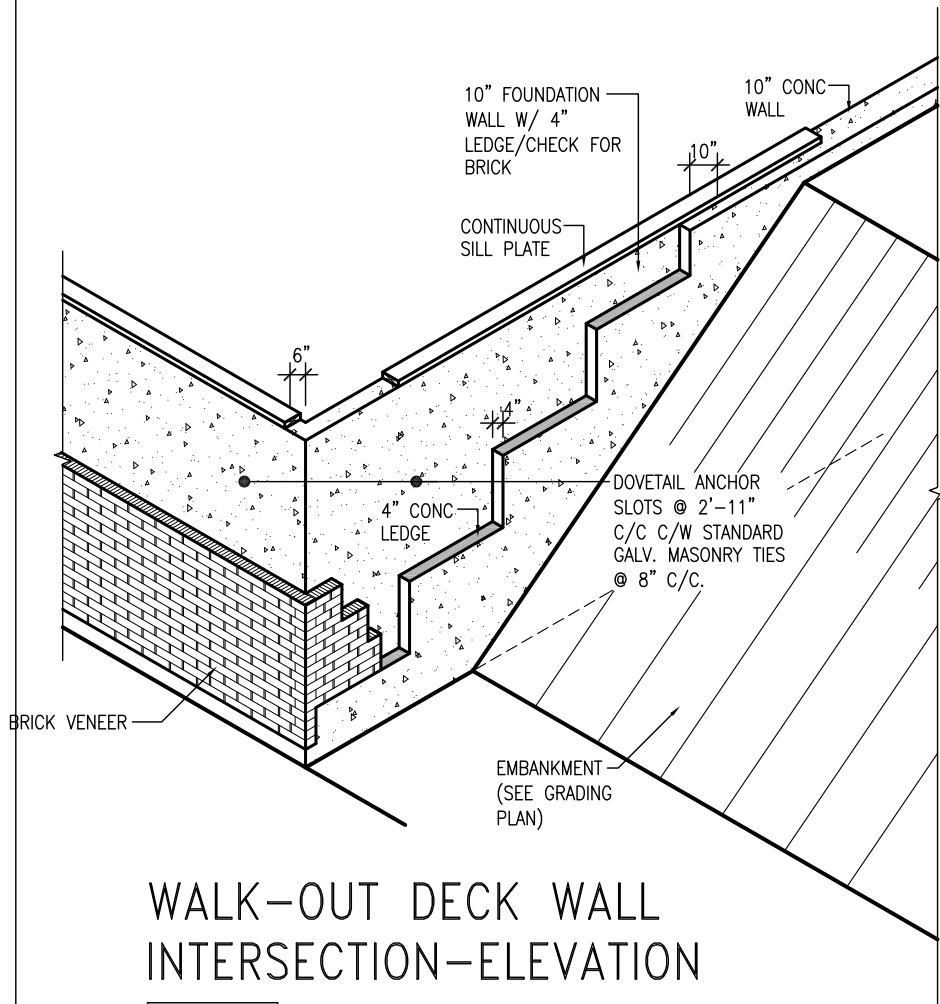
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

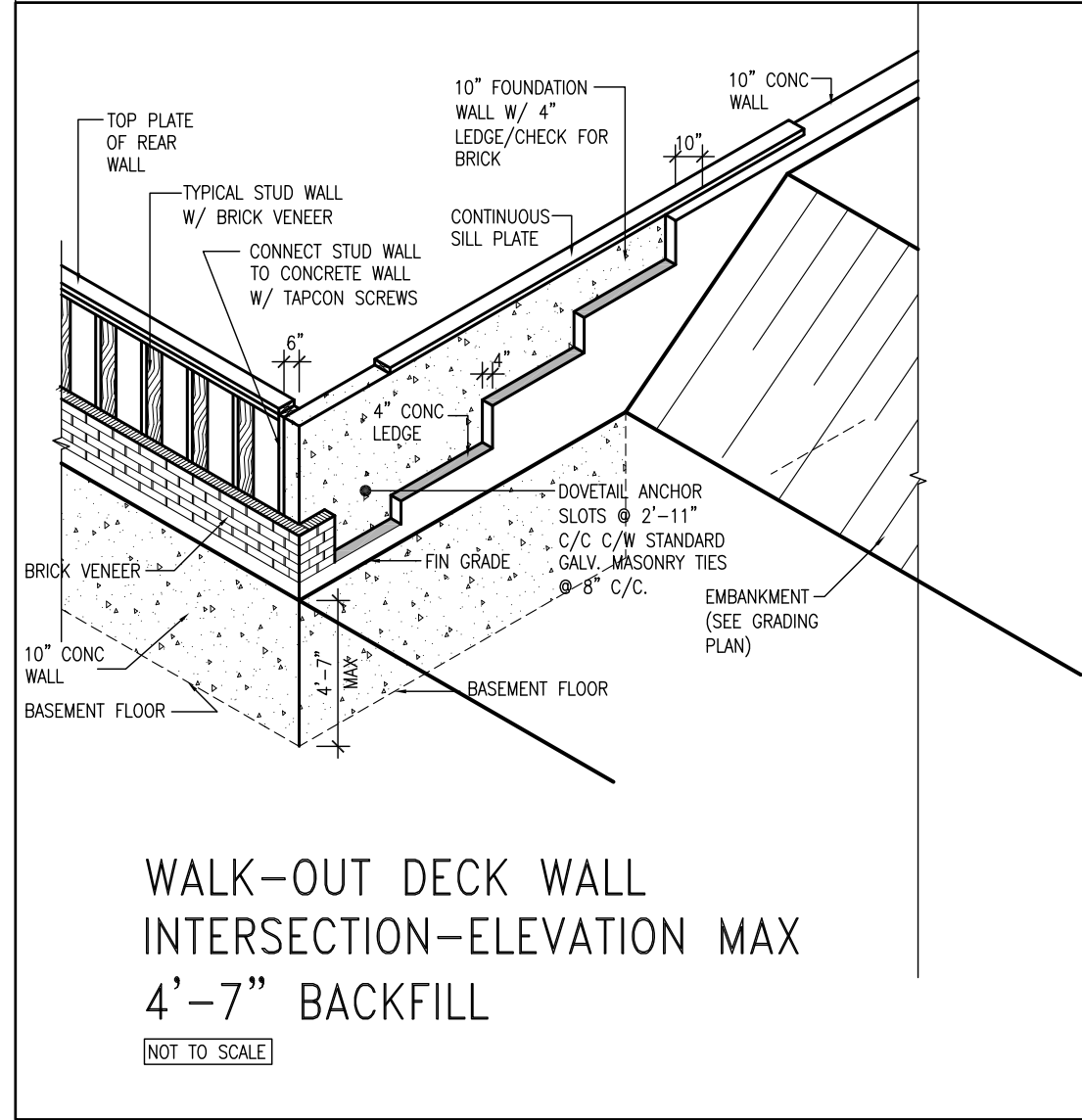
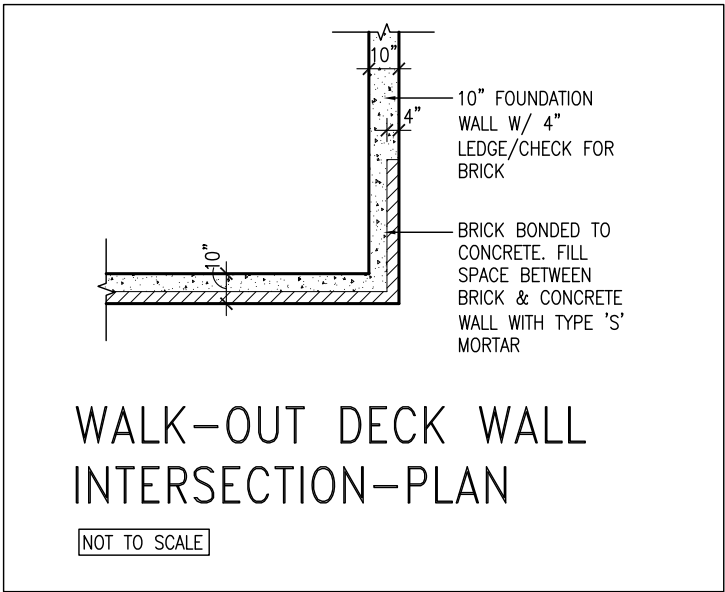
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 signature BCIN VA3 Design Inc. 42658	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE -	
8	.	.	.						
7	.	.	.			project name	municipality	project no.	
6	.	.	.			PASSAGE ON THE CANAL	ST. CATHERINES, ON	15009	
5	.	.	.			date	CONSTRUCTION NOTES		drawing no.
4	.	.	.	MAY 2016			CN8		
3	.	.	.	drawn by	checked by	scale		file name	
2	.	.	.	RC	-	3/16" = 1'-0"		15009-CN-A1	
1 ISSUE FOR CLIENT REVIEW				NOV 15-18	RC	RICHARD - H:\ARCHIVE\WORKING\2015\15009.BW\CONSTRUCTION NOTES\15009-CN-A1.dwg - Fri - Nov 16 2018 - 7:29 AM			
no.	description			date	by				



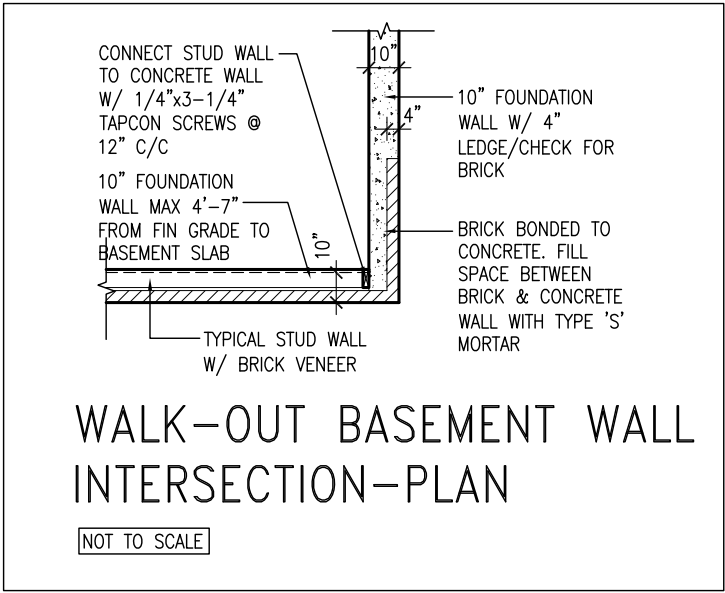
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8	.	.	.	qualification information Wellington Jno-Baptiste 25591 name signature BCIN			
7	.	.	.	registration information VA3 Design Inc. 42658			
6	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before 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	.	.	.			CONSTRUCTION NOTES date MAY 2016 drawn by RC checked by - scale 3/16" = 1'-0" file name 15009-CN-A1	CN9 drawing no.
4	.	.	.			15009-CN-A1	
3	.	.	.			15009-CN-A1	
2	.	.	.			15009-CN-A1	
1	ISSUE FOR CLIENT REVIEW	NOV 15-18	RC				
no.	description	date	by				



WALK-OUT DECK WALL
INTERSECTION-PLAN
(10" FOUNDATION WALL)



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN
(10" FOUNDATION WALL)

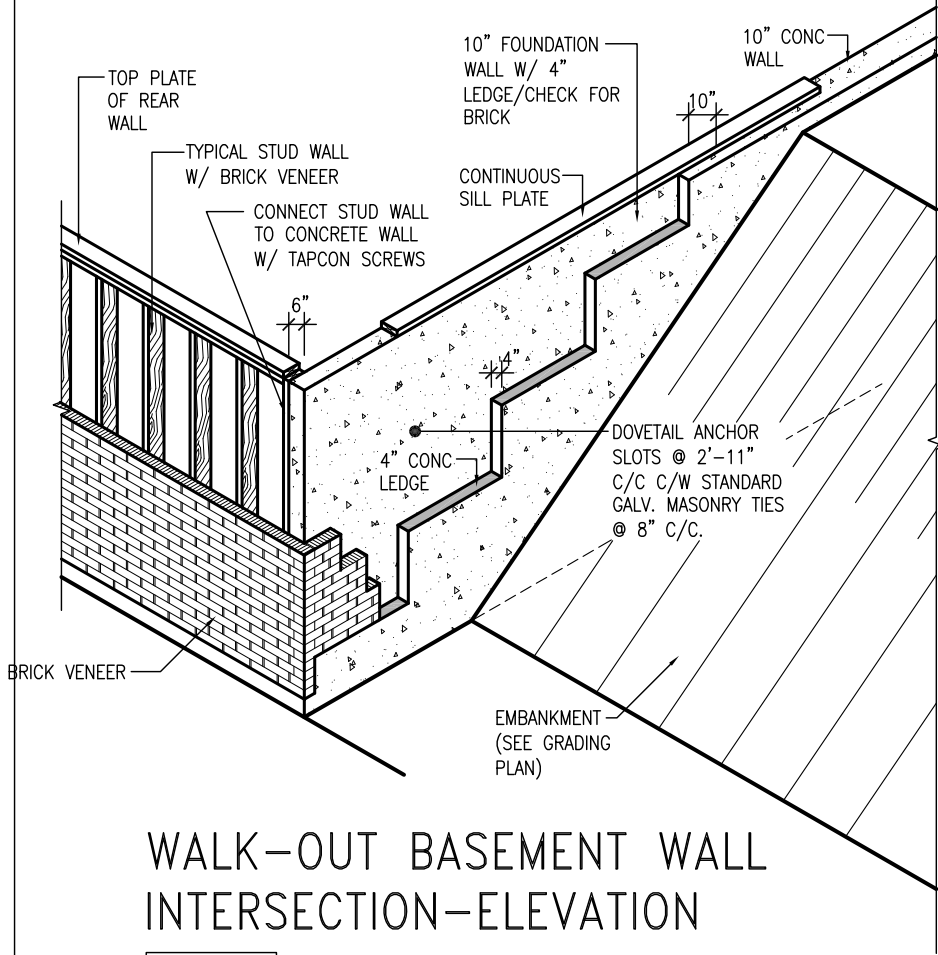


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7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	signature BCIN
5	.	.	.	name registration information
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no.	description	date	by	

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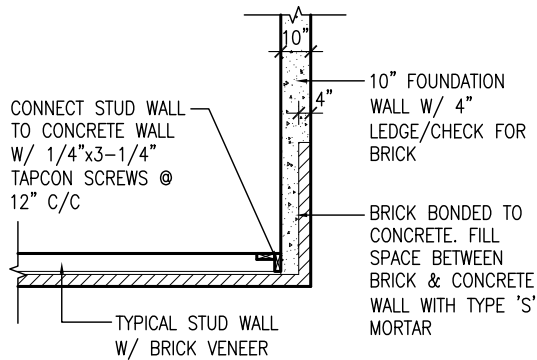
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON			CONST NOTE	
project name		municipality		project no.
PASSAGE ON THE CANAL		ST. CATHERINES, ON		15009
date			CONSTRUCTION NOTES	
MAY 2016			drawing no.	
drawn by	checked by	scale	file name	CN10
RC	-	3/16" = 1'-0"	15009-CN-A1	
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WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

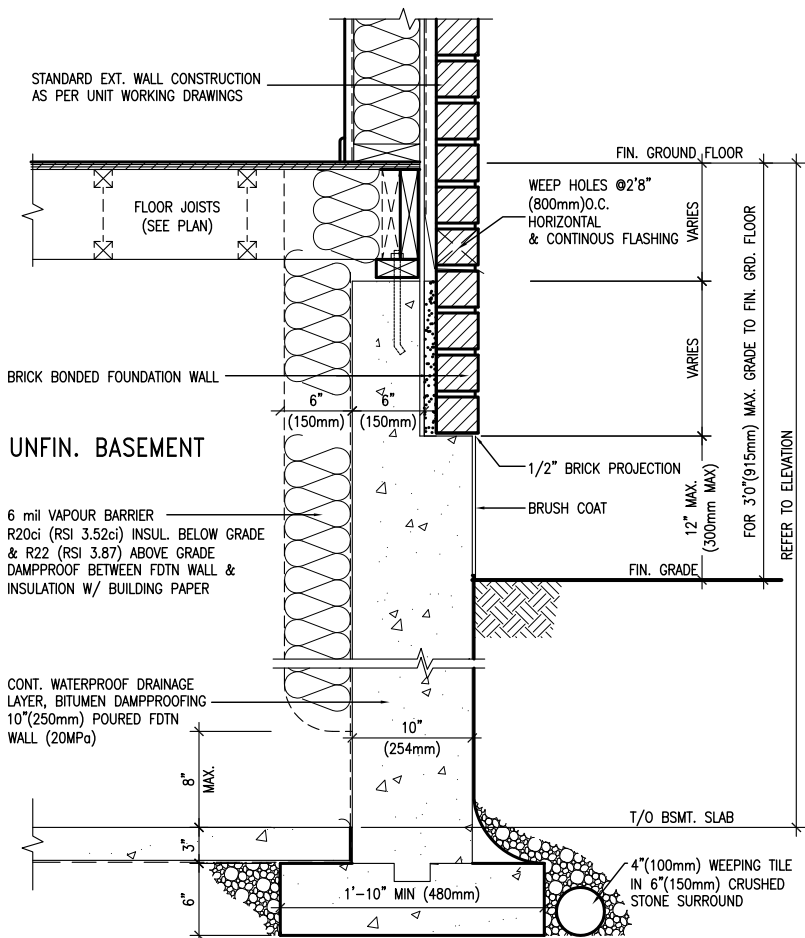
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

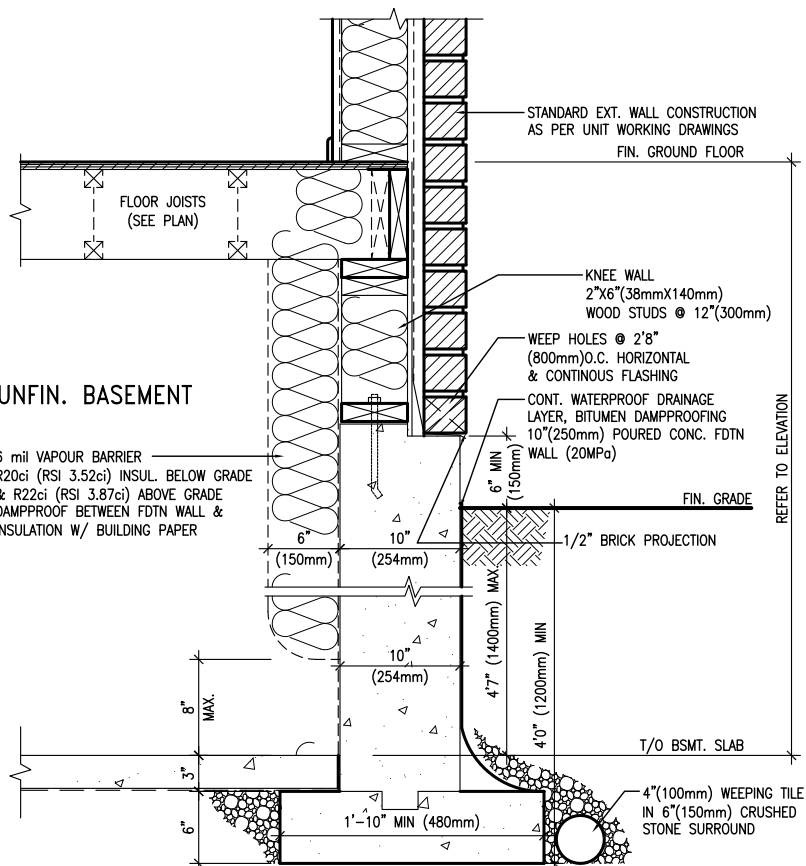
NOT TO SCALE

(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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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"		
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CONSTRUCTION NOTES

CN11