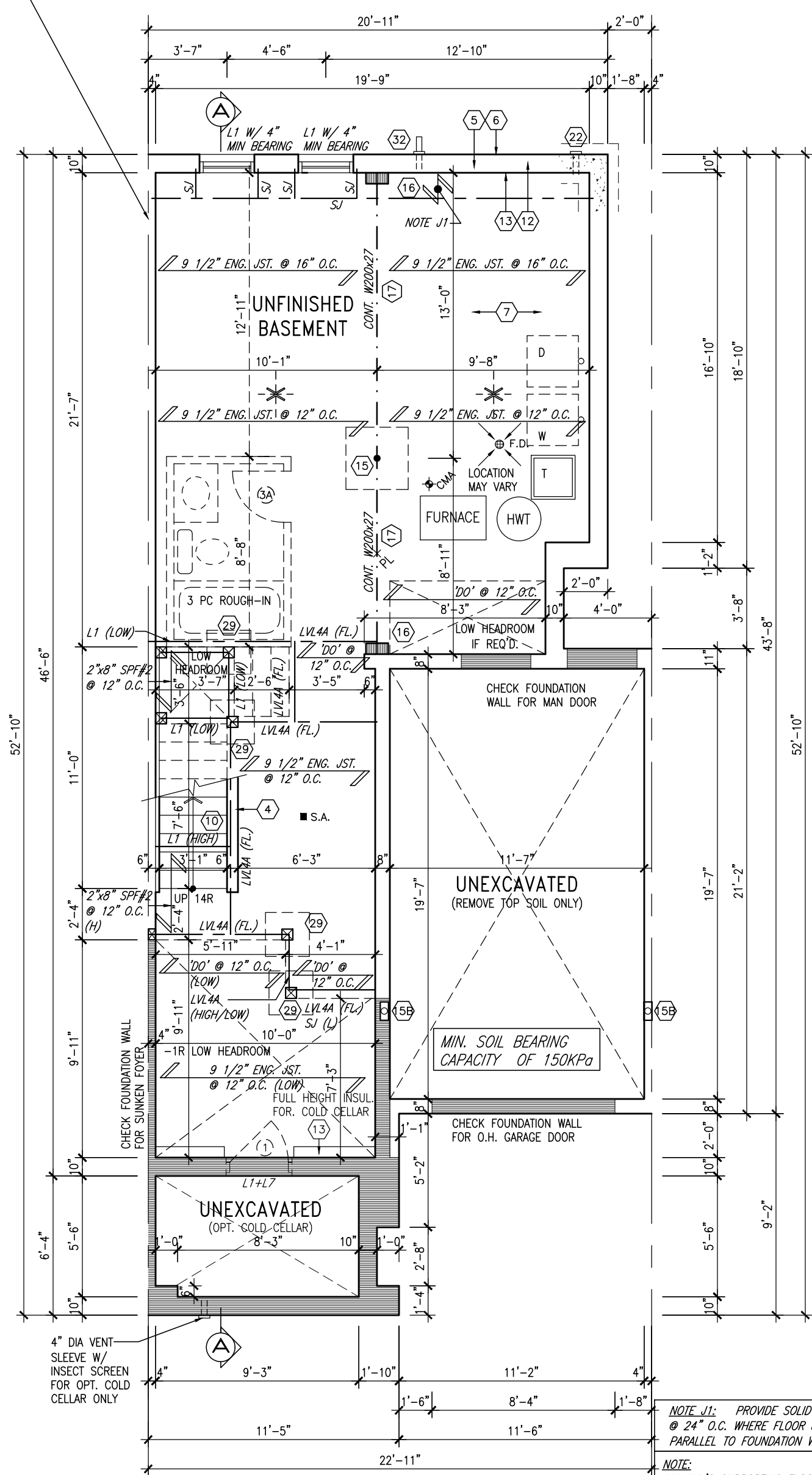
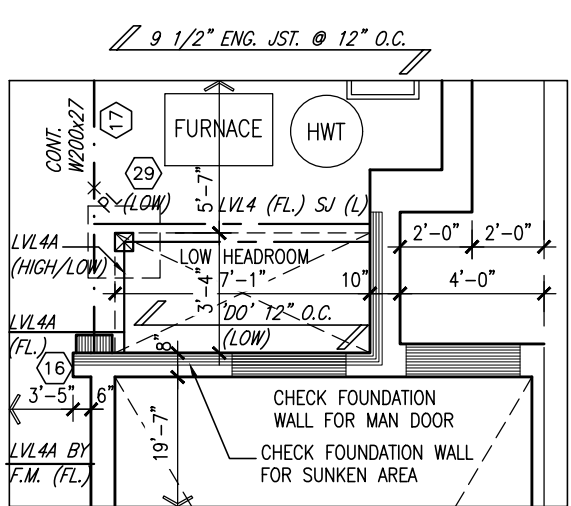


24"x8" THICK CONC.
FOOTING UNDER PARTYWALL

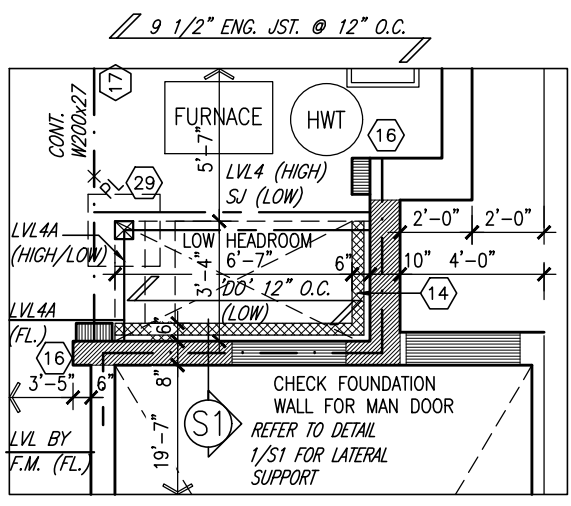
SOIL TO HAVE MIN
ALLOWABLE BEARING
CAPACITY OF 150KPa (TYP)



BASEMENT PLAN 'A'/'A2' & 'B'



PARTIAL PLAN
SUNKEN 1R COND



PARTIAL PLAN
SUNKEN 2R-3R COND

AREA CALCULATIONS	ELEV. 'A'&'B'
GROUND FLOOR AREA	735 SF
SECOND FLOOR AREA	930 SF
SUBTOTAL	1665 SF
DEDUCT ALL OPEN AREAS	15 SF
TOTAL NET AREA	1650 SF (153.33 m2)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	981 SF (91.14 m2)
COVERAGE W/ PORCH	1053 SF (97.83 m2)

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.

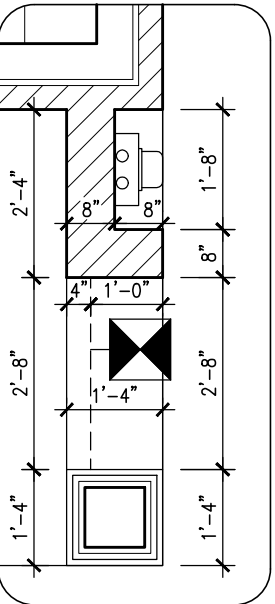
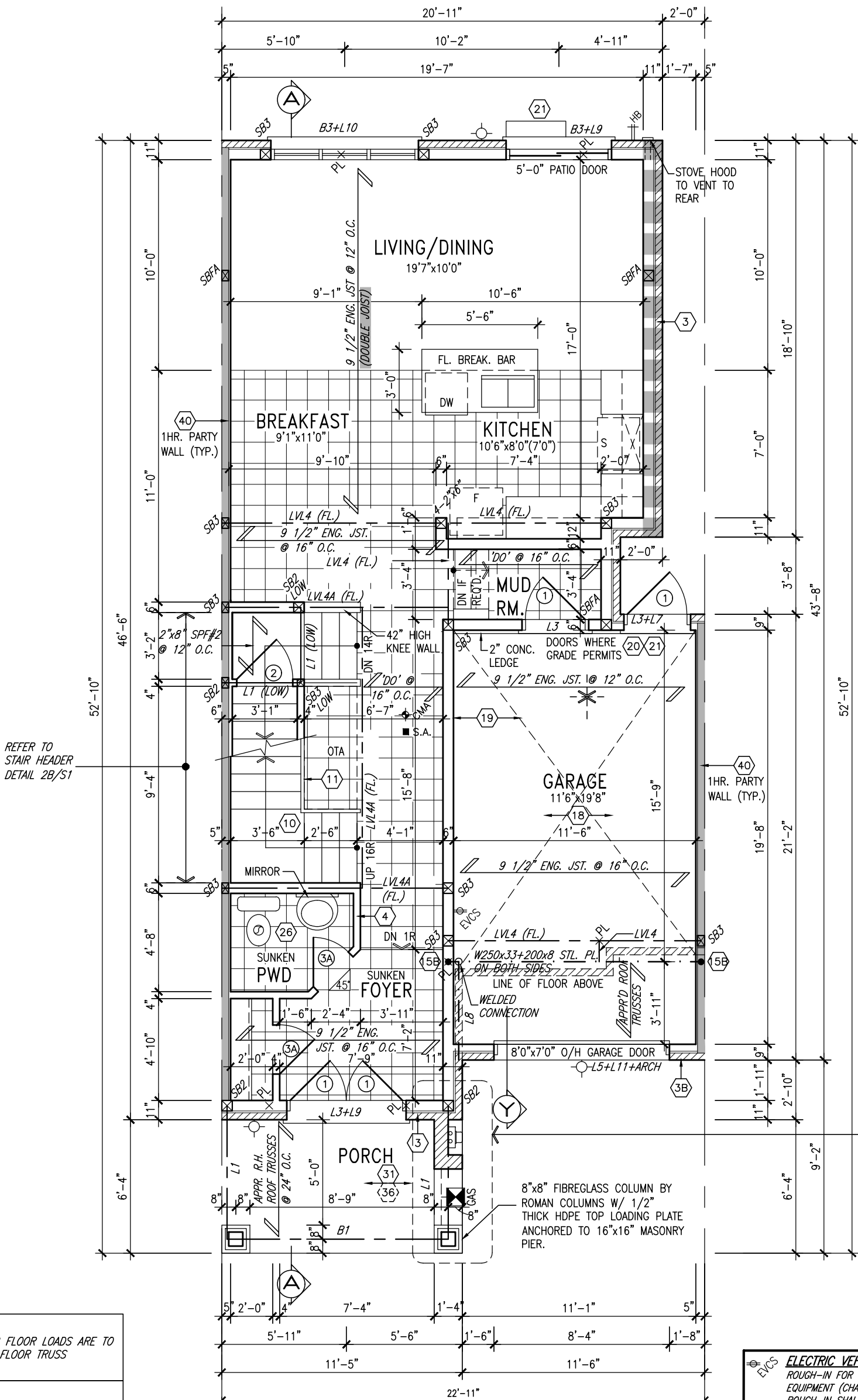
9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name BCIN
5.	.	.	registration information
4.	REV AS PER ENG'S COMMENTS	DEC 03-18 RC	VA3 Design Inc. 42658
3.	REV. AS PER FLOOR TRUSS MANUF. LAYOUTS	NOV. 01/18 NH	
2.	REV. AS PER ROOF TRUSS COMMENTS.	OCT. 29/18 WT	
1.	ISSUED FOR CLIENT REVIEW	JAN. 2018 TP	
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		TH-3 THE COLUMBUS 2	
project name		project no.	
PASSAGES ON THE CANAL		15009	
municipality		drawing no.	
ST. CATHARINES, ON		1	
date		BASEMENT FLOOR PLAN	
APR 2014		file name	
drawn by		15009-TH3	
checked by		scale	
TP		3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2015\15009.BW\Units\15009-TH3.dwg - Wed - Dec 5 2018 - 5:17 PM			

INDICATES REDUCED
SIDE YARD CONDITION



GROUND FLOOR PLAN 'A'/'A2'

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.

NOTE:
3/4" SUBFLOOR TO BE GLUED AND NAILED.
SPACE ALL FLOOR JOISTS @ 12" O.C.
UNDER ALL CERAMIC TILE AREAS OR CERAMIC APPLICATION AS PER OBC. 9.30.6

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.

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
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4.	REV AS PER ENG'S COMMENTS	DEC 03-18	RC
3.	REV. AS PER FLOOR TRUSS MANUF. LAYOUTS	NOV. 01/18	NH
2.	REV. AS PER ROOF TRUSS COMMENTS.	OCT. 29/18	WT
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no.	description	date	by

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qualification information

Wellington Jno-Baptiste 25591
signature BCIN

registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

project name
PASSAGES ON THE CANAL

drawn by
TP

checked by
-

scale
3/16" = 1'-0"

date
APR 2014

municipality
ST. CATHARINES, ON

TH-3
THE COLUMBUS 2

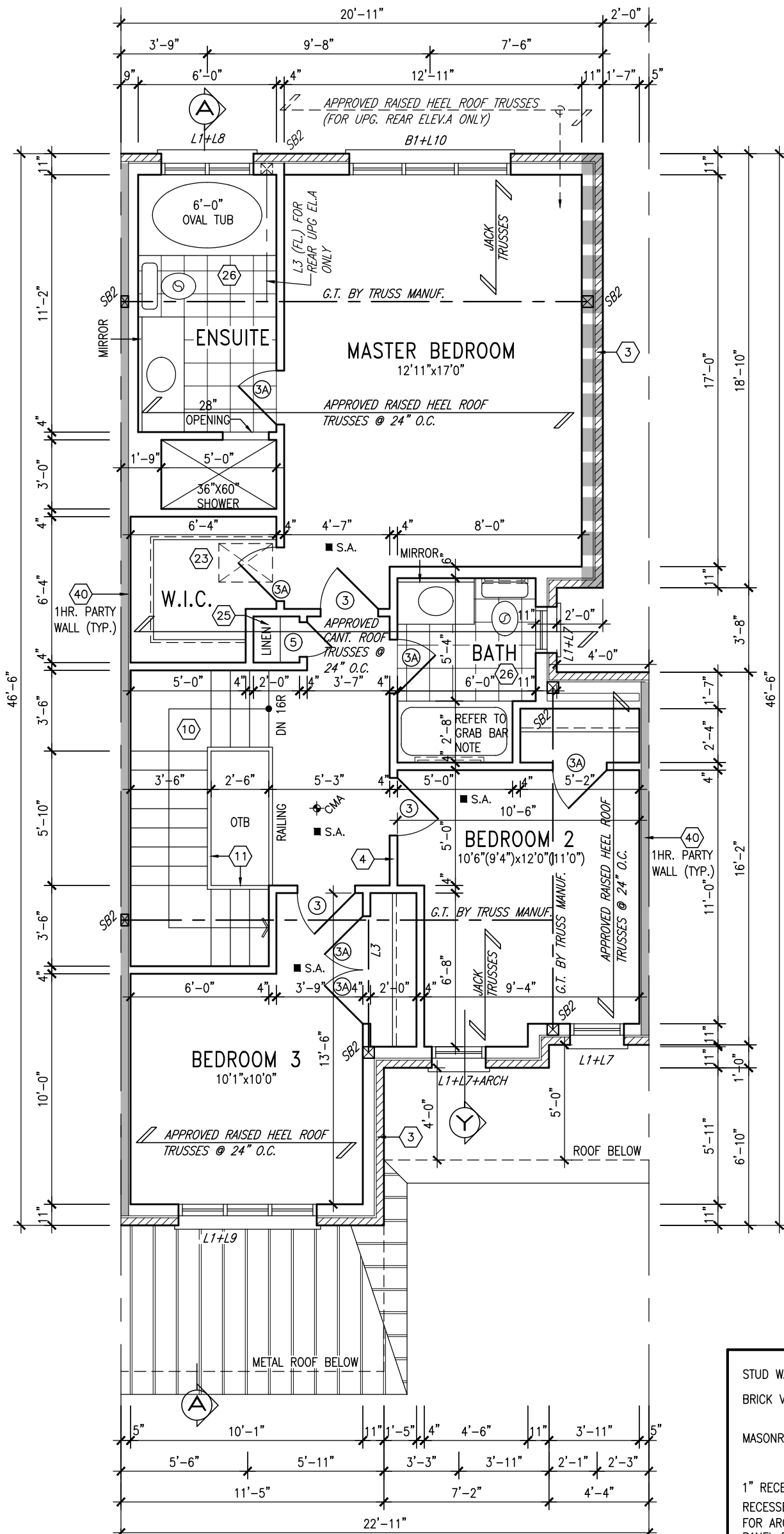
project no.
15009

drawing no.
2

file name
15009-TH3

GROUND FLOOR PLAN 'A'

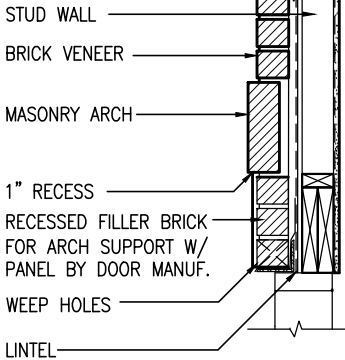
INDICATES REDUCED
SIDE YARD CONDITION



DEC 6, 2018

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.



SECTION 'Y' AT
BRICK ARCH N.T.S.

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	REV AS PER ENG'S COMMENTS	DEC 03-18	RC
3.	REV. AS PER FLOOR TRUSS MANUF. LAYOUTS	NOV. 01/18	NH
2.	REV. AS PER ROOF TRUSS COMMENTS.	OCT. 29/18	WT
1.	ISSUED FOR CLIENT REVIEW	JAN. 2018	TP
no.	description	date	by

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Wellington Jno-Baptiste 25591
signature BCIN

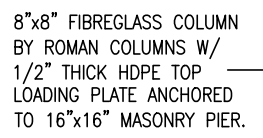
registration information
VA3 Design Inc. 42658

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**VA3
DESIGN**

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Toronto ON M2J 1R4
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va3design.com

BAYVIEW WELLINGTON		TH-3 THE COLUMBUS 2
project name PASSAGES ON THE CANAL	municipality ST. CATHARINES, ON	project no. 15009
date APR 2014	scale 3/16" = 1'-0"	drawing no. 3
drawn by TP	checked by -	file name 15009-TH3
RICHARD - H:\ARCHIVE\WORKING\2015\15009.BW\Units\15009-TH3.dwg - Wed - Dec 5 2018 - 5:17 PM		

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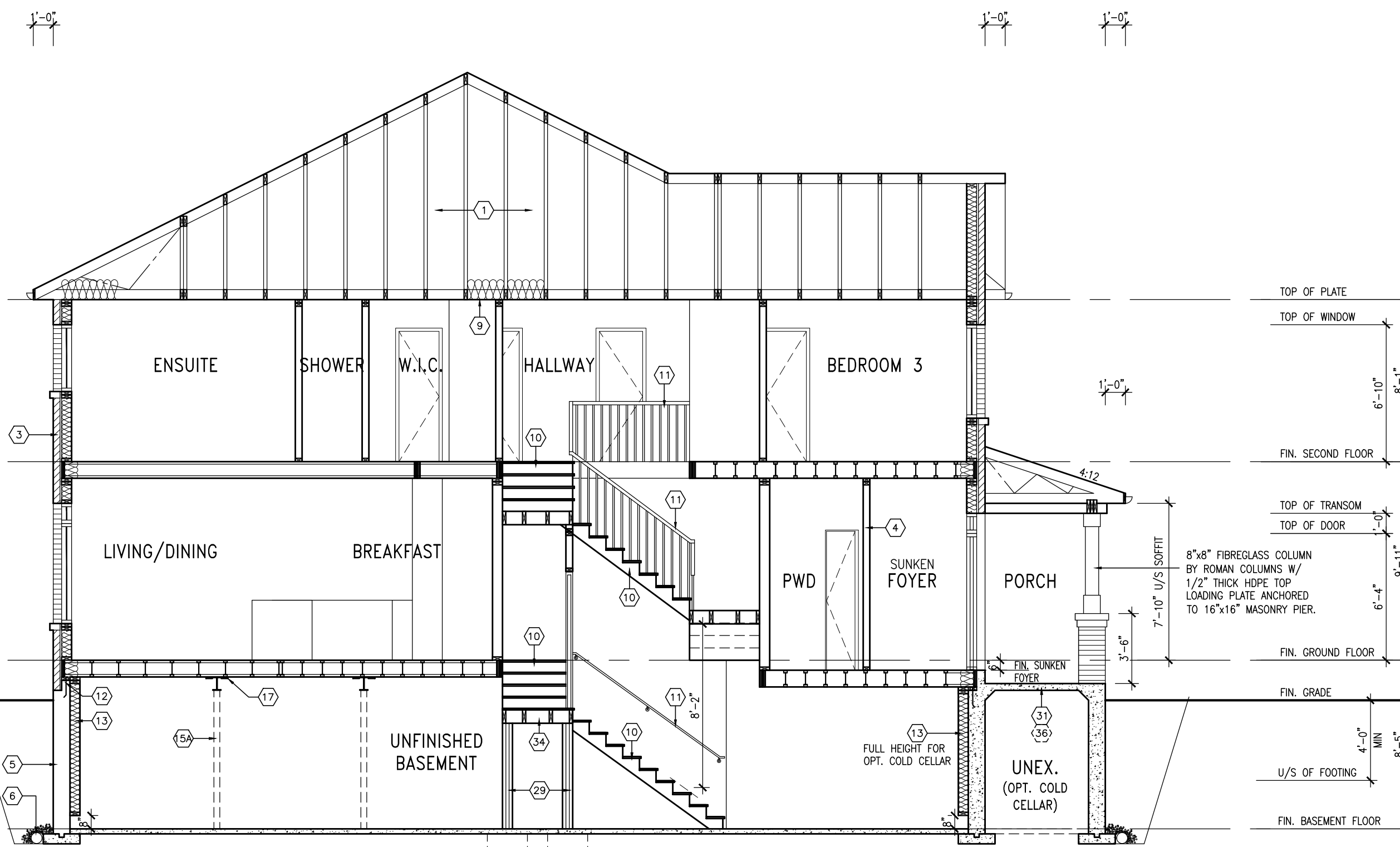


WALL AREA	450.00 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	31.50 SQ. FT.
OPENING PROVIDED	4.12 SQ. FT.



DEC 6, 2018

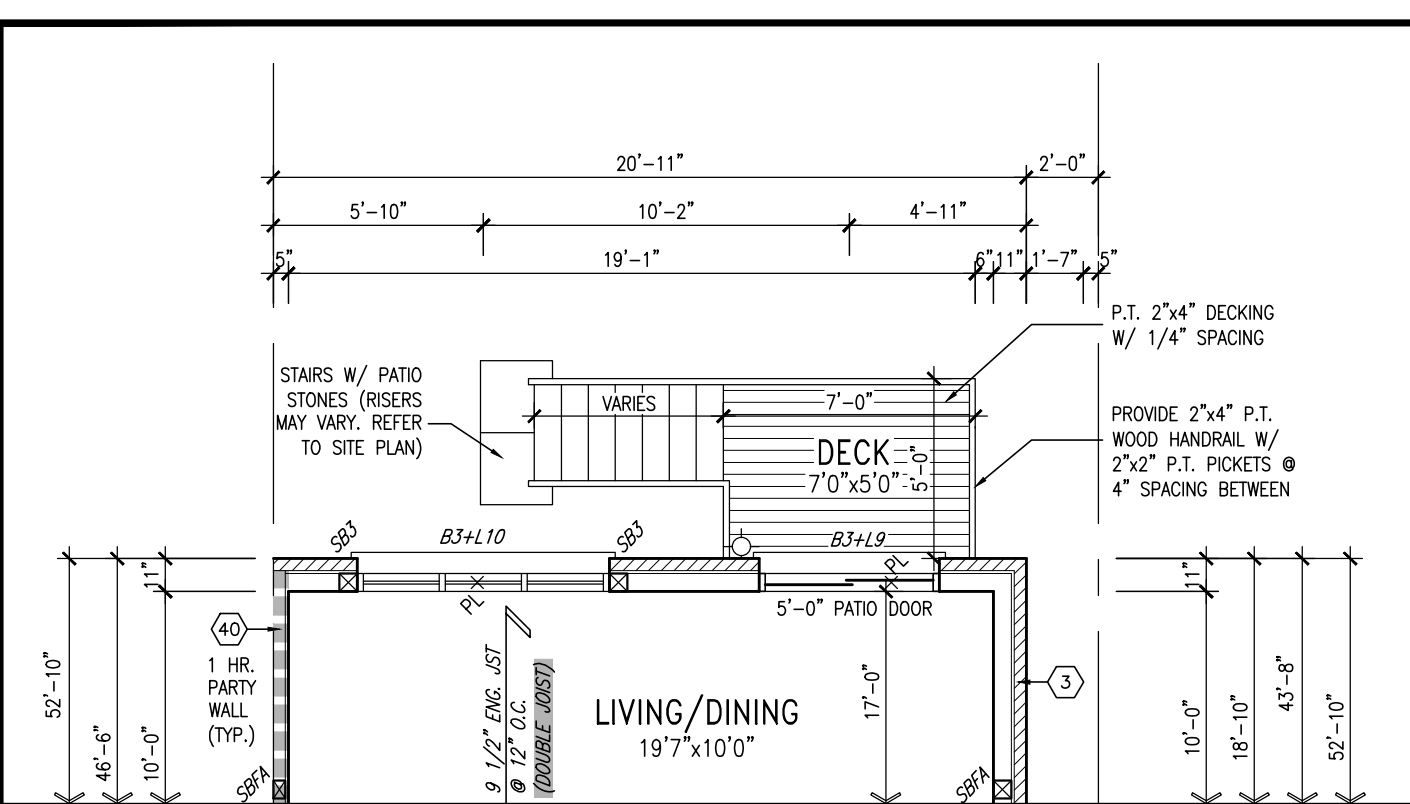
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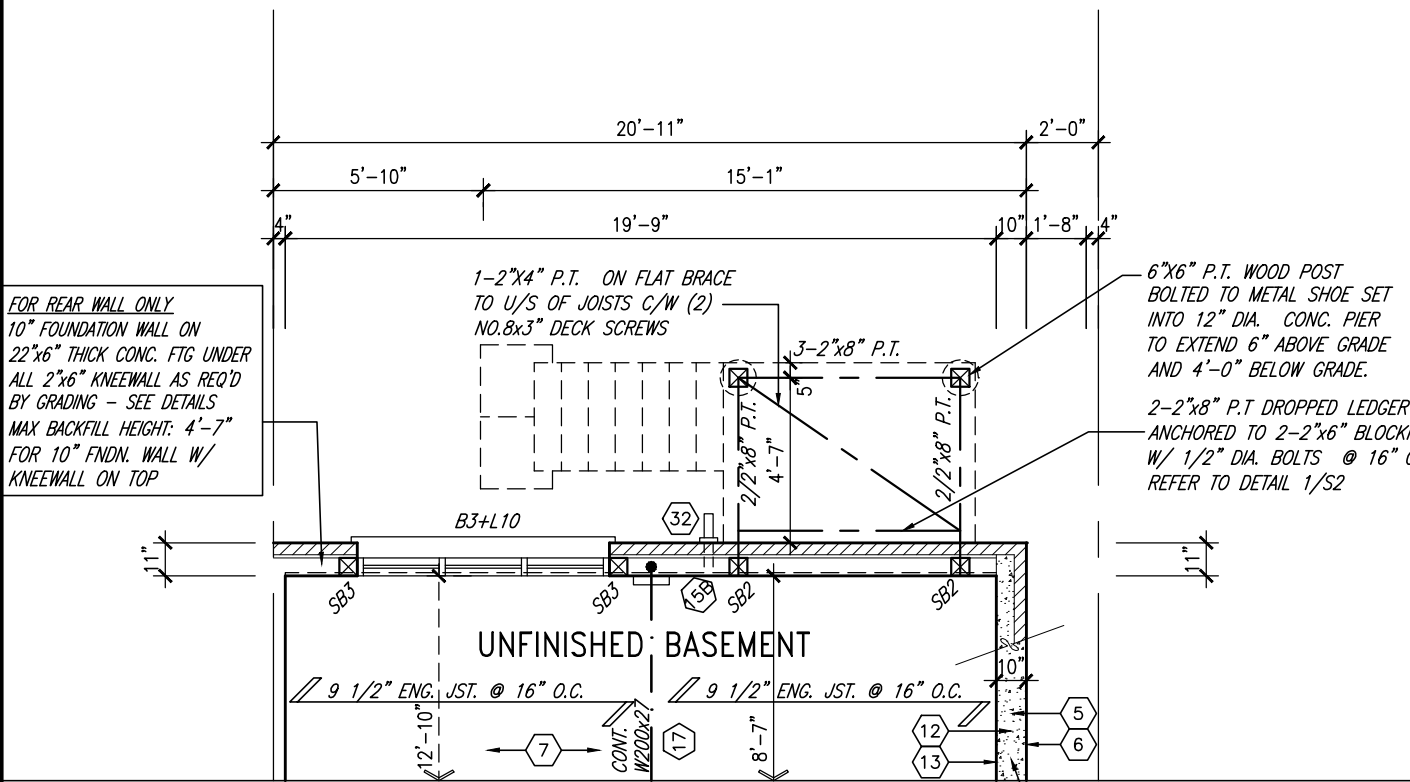
CROSS SECTION A-A



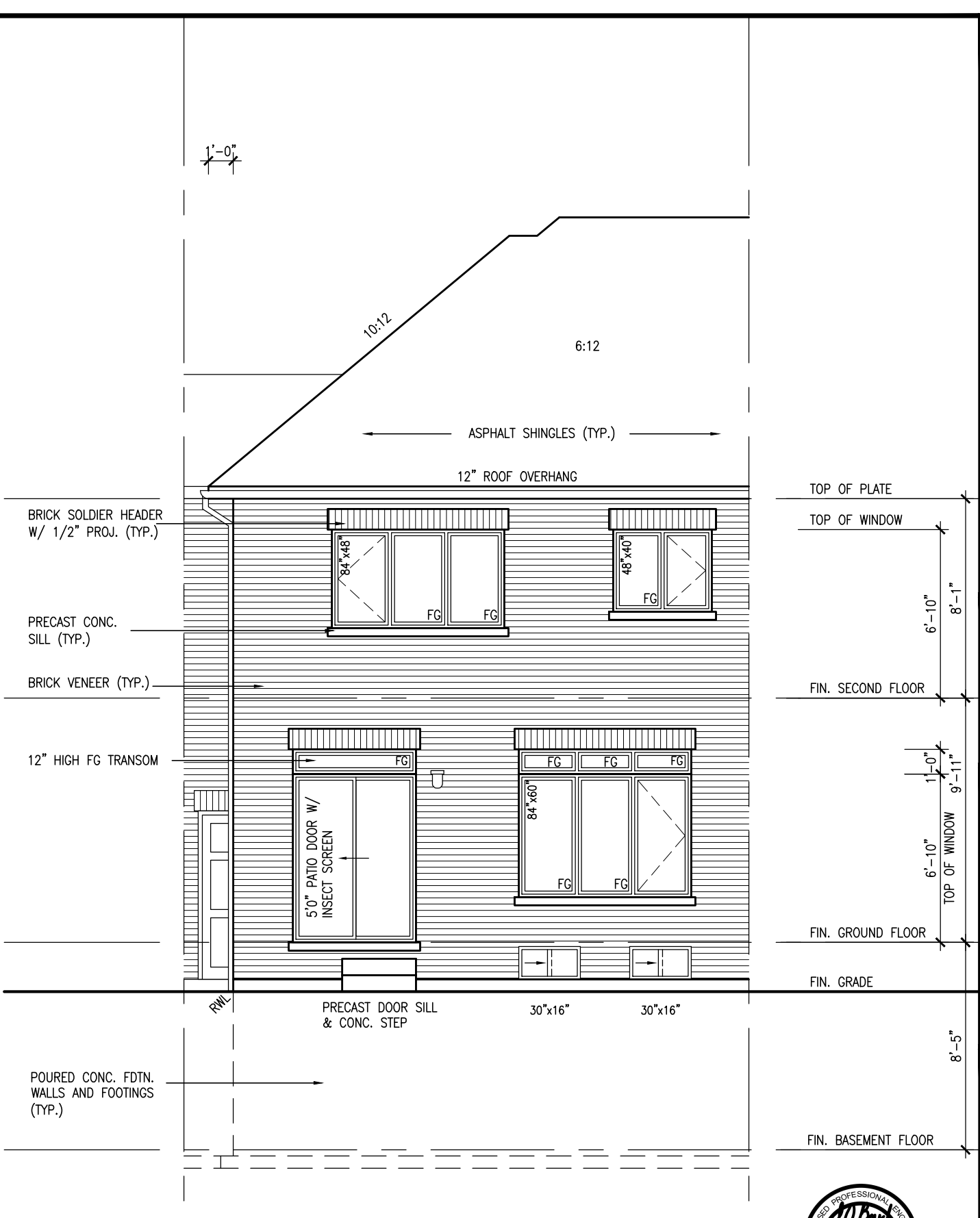
BAYVIEW WELLINGTON		TH-3 THE COLUMBUS 2	
PASSAGES ON THE CANAL		ST. CATHARINES, ON	
project name		municipality	
APR 2014		CROSS SECTION 'A-A'	
date		drawing no.	
TP		15009	
checked by		file name	
—		15009-TH3	
scale		drawing no.	
3/16" = 1'-0"		9	
RICHARD - H:\ARCHIVE\WORKING\2015\15009-BW Units\15009-TH3.dwg - Wed - Dec 5 2018 - 5:17 PM			
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Wellington Jno-Baptiste		BCN	
name		42658	
registration information		VAS Design Inc.	
DEC 03-18 RC		NOV. 01/18 NH	
4 REV. AS PER ENG'S COMMENTS		LAYOUTS	
3 REV. AS PER FLOOR TRUSS MANUF. COMMENTS		OCT. 29/18 WT	
2 REV. AS PER ROOF TRUSS COMMENTS		JAN. 2018 TP	
1 ISSUED FOR CLIENT REVIEW			
no. description		date by	



PART. GRND PLAN (W.O.D. COND)
(9R OR GREATER)



PART. BSMT PLAN (W.O.D. COND)
(9R OR GREATER)

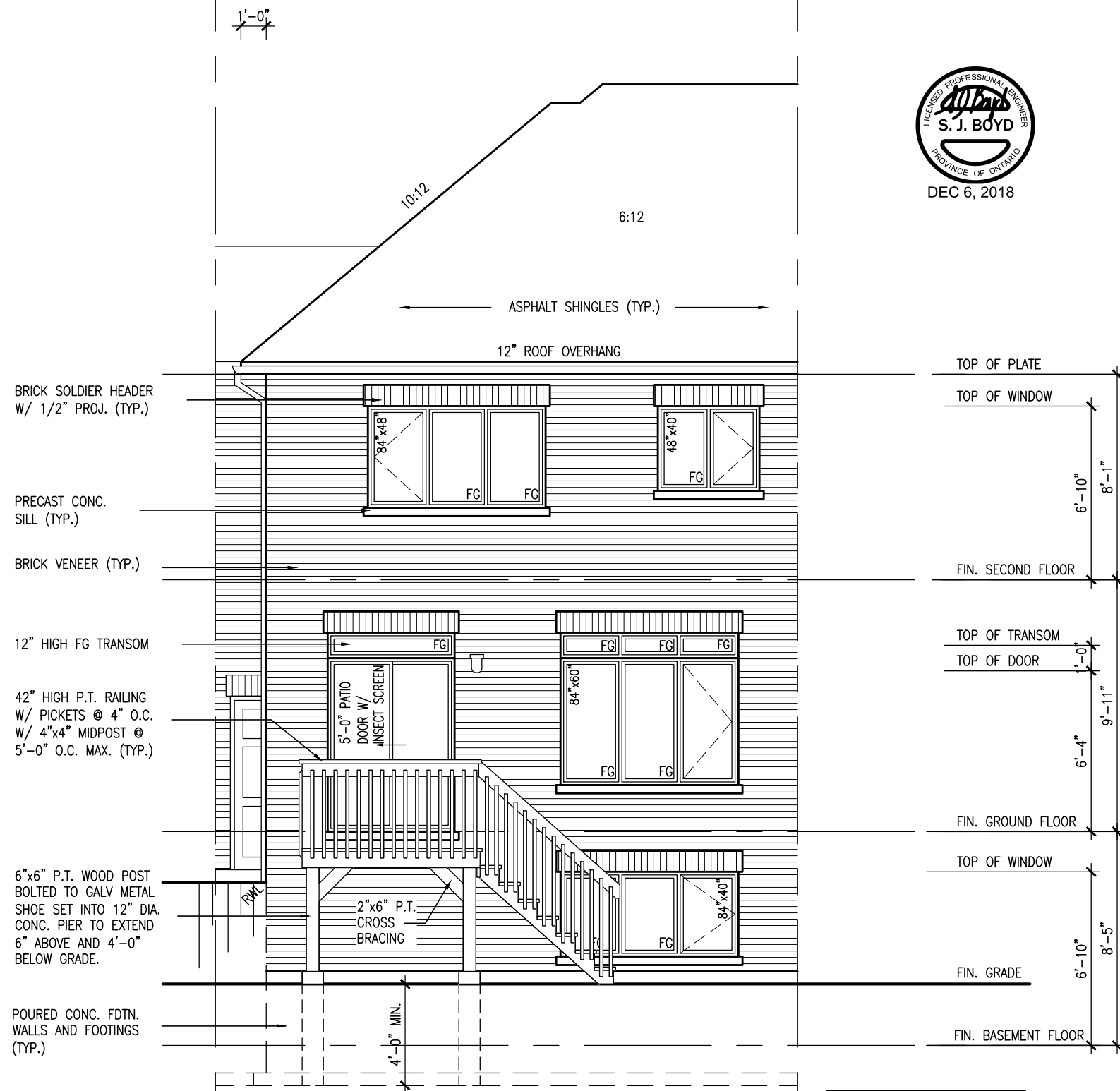


REAR ELEVATION 'A'/'A2' & 'B'



TH-3 THE COLUMBUS 2		BAYVIEW WELLINGTON		ST. CATHARINES, ON		project no. 15009	
PASSAGES ON THE CANAL		REAR ELEVATION 'A'/'B' & WOD PART. PLANS		drawing no. 10		project name 15009-TH3	
APR 2014		checked by TP		scale 3/16" = 1'-0"		date Dec 5 2018 - 5:17 PM	
255 Consumers Rd. Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 v3design.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.		Wellington Jno-Baptiste Signature 25591 BCN		42658	
4. REV. AS PER ENG'S COMMENTS		NOV. 01/18 NH		3. REV. AS PER FLOOR TRUSS MANUF. LAYOUTS		OCT. 29/18 WT	
2. REV. AS PER FLOOR TRUSS COMMENTS.		JAN. 2018 TP		1. ISSUED FOR CLIENT REVIEW		date by	
not description							

<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,3.1.1(7))			
TH-3 ELEVATION A & ALT.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	436.17 S.F.	94.17 S.F.	21.59 %
LEFT SIDE	930.00 S.F.	0.000 S.F.	0.00 %
RIGHT SIDE	930.00 S.F.	6.667 S.F.	0.72 %
REAR	436.17 S.F.	129.17 S.F.	29.61 %
* 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.	2732.34 S.F.	230.01 S.F.	8.42 %
TOTAL SQ. M.	253.84 S.M.	21.37 S.M.	8.42 %
<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,3.1.1(7))			
TH-3 ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	446.44 S.F.	108.60 S.F.	24.33 %
LEFT SIDE	930.00 S.F.	0.000 S.F.	0.00 %
RIGHT SIDE	930.00 S.F.	6.667 S.F.	0.72 %
REAR	436.17 S.F.	129.17 S.F.	29.61 %
* 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.	2742.61 S.F.	244.44 S.F.	8.91 %
TOTAL SQ. M.	254.79 S.M.	22.71 S.M.	8.91 %
<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,3.1.1(7))			
TH-3 ELEVATION A (WOD STD&UPG)	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	436.17 S.F.	94.17 S.F.	21.59 %
LEFT SIDE	930.00 S.F.	0.000 S.F.	0.00 %
RIGHT SIDE	930.00 S.F.	6.667 S.F.	0.72 %
REAR	520.00 S.F.	145.83 S.F.	28.04 %
* 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.	2816.17 S.F.	246.67 S.F.	8.76 %
TOTAL SQ. M.	261.63 S.M.	22.92 S.M.	8.76 %
<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,3.1.1(7))			
TH-3 ELEVATION B (WOD STD&UPG)	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	446.44 S.F.	108.60 S.F.	24.33 %
LEFT SIDE	930.00 S.F.	0.000 S.F.	0.00 %
RIGHT SIDE	930.00 S.F.	6.667 S.F.	0.72 %
REAR	520.00 S.F.	145.83 S.F.	28.04 %
* 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.	2826.44 S.F.	261.10 S.F.	9.24 %
TOTAL SQ. M.	262.58 S.M.	24.26 S.M.	9.24 %



REAR ELEVATION 'A'/'A2' & 'B''
W.O.D. CONDITION
(9R OR GREATER)

BASEMENT WINDOW SIZES
4R-8R USE 30"x24" VINYL
CLAD STRUCTURAL STEEL
FRAME BASEMENT WINDOWS

[illegible]

1'-0"
7'-6"
8'-6"



RWL
POURED CONC. FDTN. WALLS AND FOOTINGS (TYP.)
POURED CONC. DOOR SILL & PRECAST CONC. STEP
30"x16"
30"x16"

REAR UPGRADE ELEVATION 'A'/'A2'

1'-0"
10:12
6:12



RWL
POURED CONC. FDTN. WALLS AND FOOTINGS (TYP.)
POURED CONC. DOOR SILL & PRECAST CONC. STEP
30"x16"
30"x16"

REAR UPGRADE ELEVATION 'B'



TOP OF PLATE
TOP OF WINDOW
6'-10"
8'-1"
FIN. SECOND FLOOR
TOP OF TRANSOM
TOP OF DOOR
1'-0"
6'-10"
9'-11"
FIN. GROUND FLOOR
FIN. GRADE
8'-5"
FIN. BASEMENT FLOOR



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qualification information
Wellington Jno-Baptiste 25591 BCN
name
registration information
VA3 Design Inc. 42658
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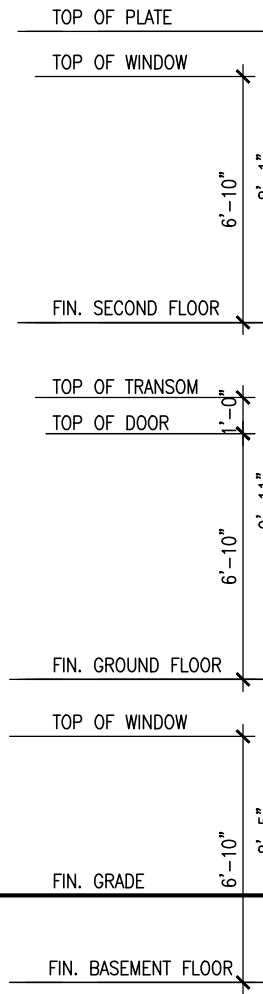
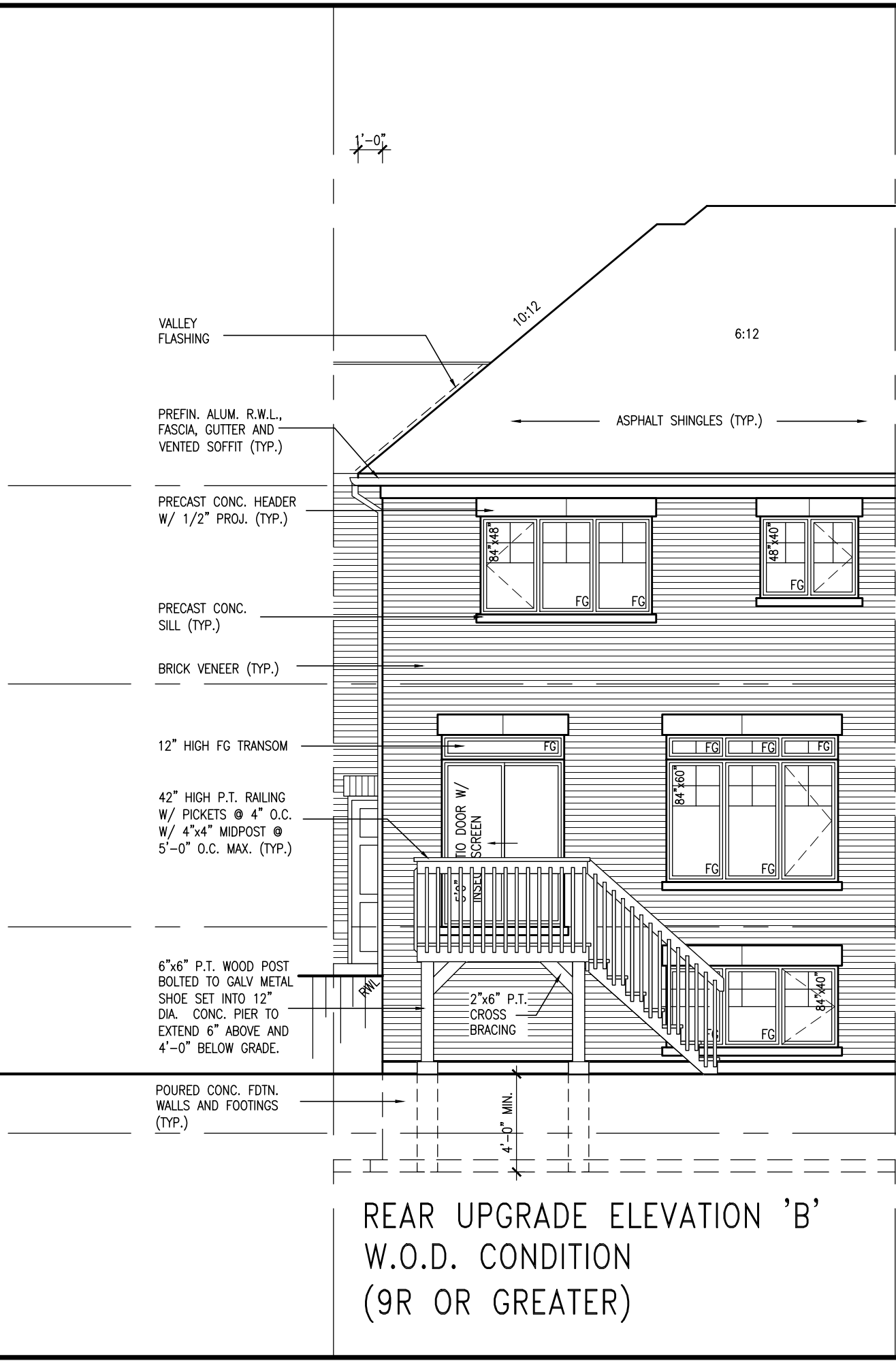
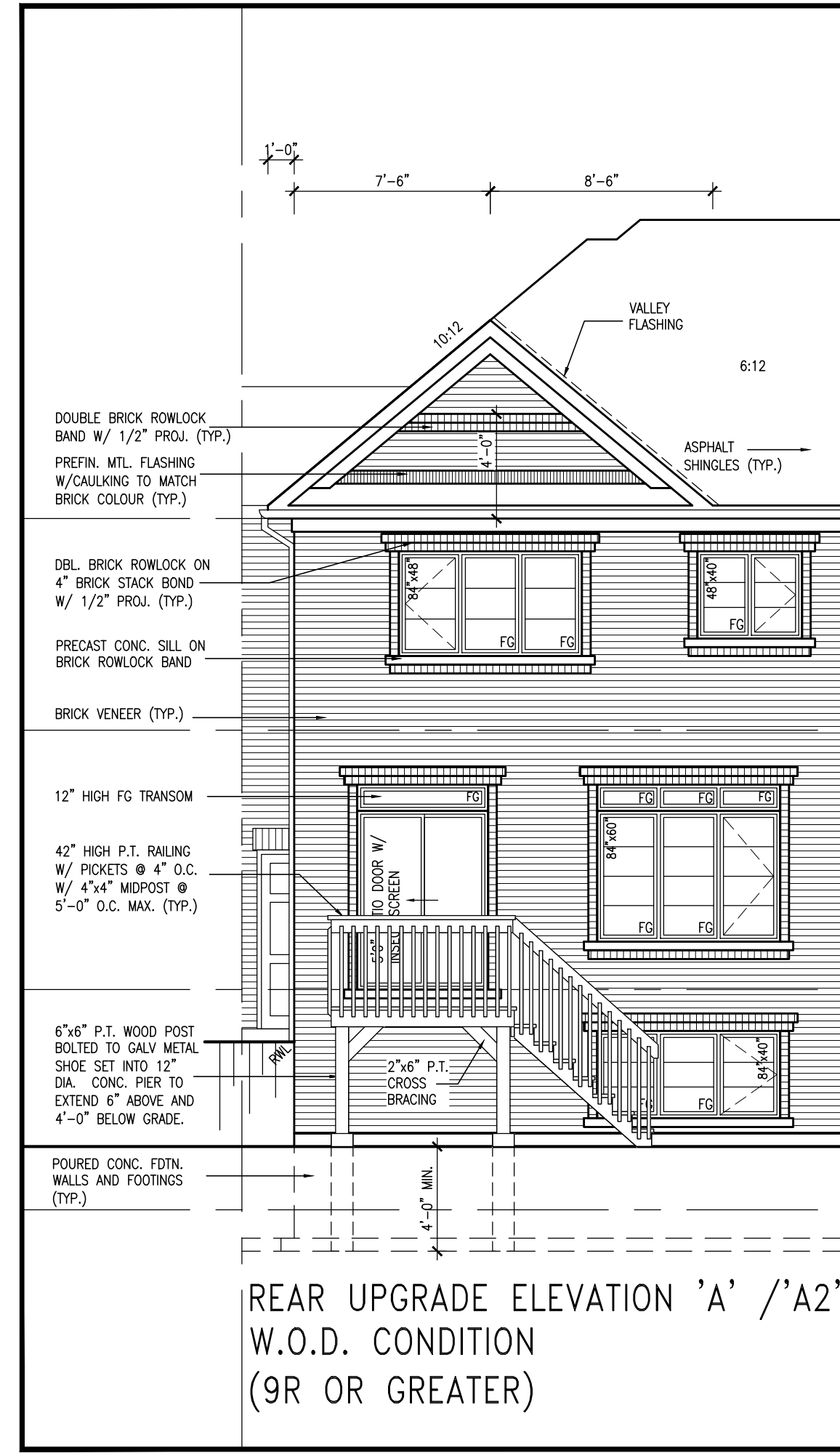
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4	REV AS PER ENG'S COMMENTS	DEC 03-18	RC
3	REV. AS PER FLOOR TRUSS MANUF. LAYOUTS	NOV. 01/18	NH
2	REV. AS PER ROOF TRUSS COMMENTS.	OCT. 29/18	WT
1	ISSUED FOR CLIENT REVIEW	JAN. 2018	TP

BAYVIEW WELLINGTON

TH-3
THE COLUMBUS 2

project name
PASSAGES ON THE CANAL
project no.
15009
municipality
ST. CATHARINES, ON
drawing no.
12
date
APR 2014
file name
15009-TH3
checked by
TP
scale
3/16" = 1'-0"

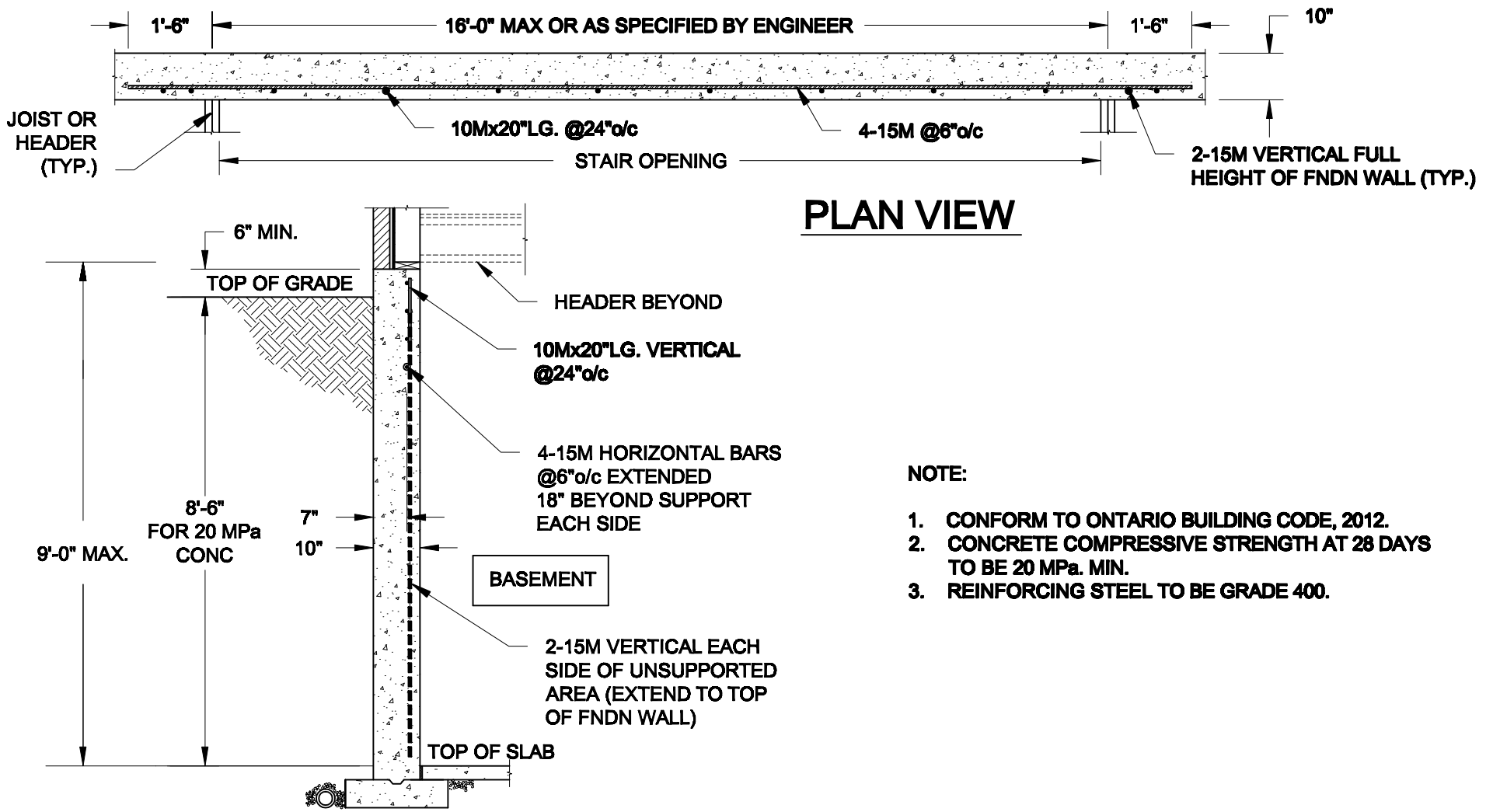
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TH-3		THE COLUMBUS 2	
BAYVIEW WELLINGTON		ST. CATHARINES, ON	
PASSAGES ON THE CANAL		REAR UPGRADE ELEVATION WOD COND 'A' & 'B'	
project name		project no.	
15009		15009	
APR 2014		drawing no.	
TP		13	
checked by		file name	
3/16" = 1'-0"		15009-TH3	
scale		date	
TP		DEC 5 2018 - 5:17 PM	
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Wellington Jno-Baptiste	25591
Signature	BCN
Registration information	42658
VAS Design Inc.	
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drawings	not to be scaled.

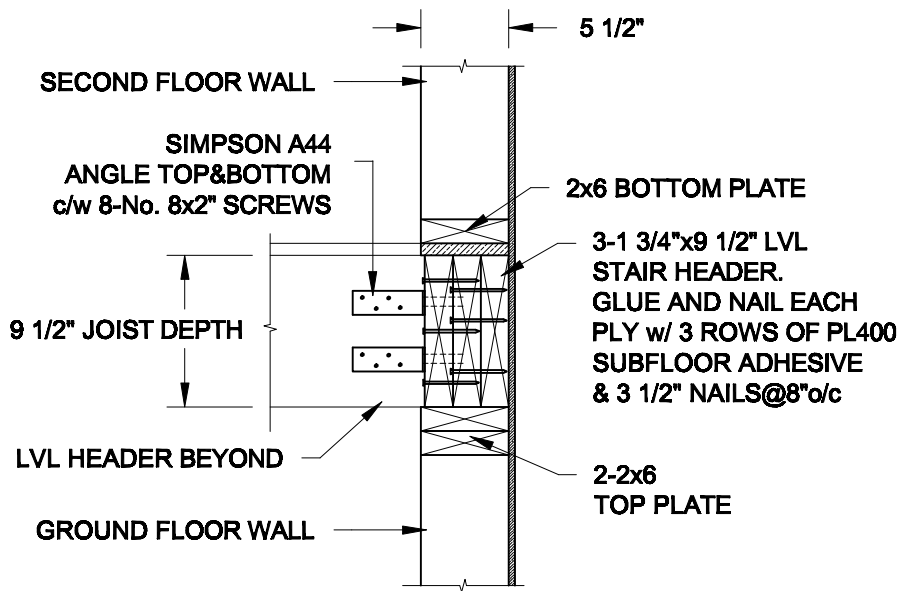
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8	REV AS PER FLOOR TRUSS MANUF. LAYOUTS	NOV. 01/18	NH
7	REV AS PER ROOF TRUSS COMMENTS.	OCT. 29/18	WT
6	ISSUED FOR CLIENT REVIEW	JAN. 2018	TP
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1
S1

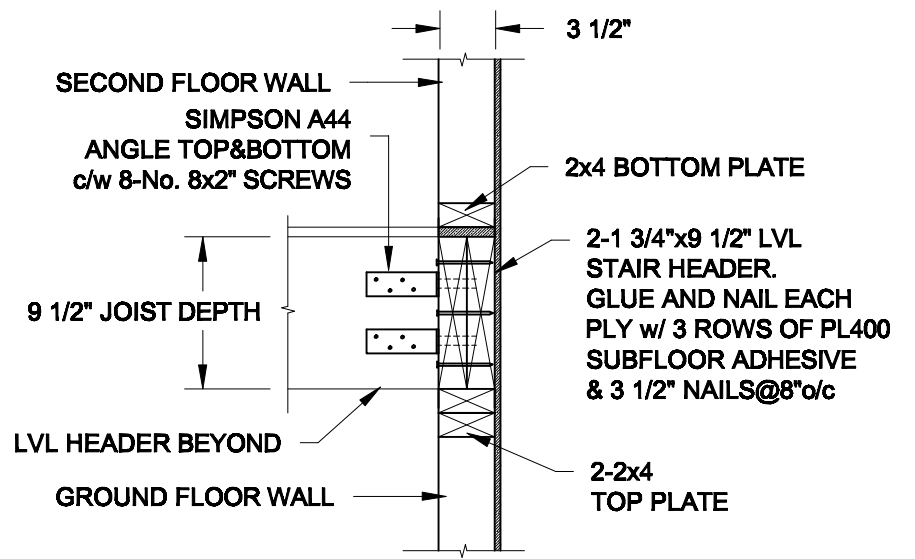
LATERALLY UNSUPPORTED WALL

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

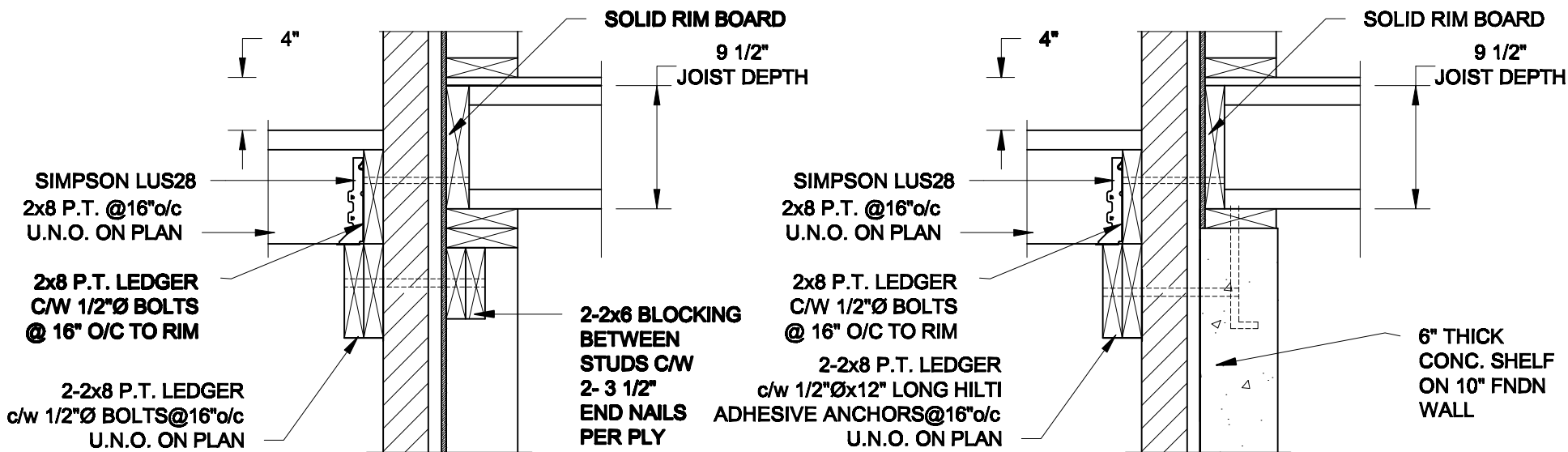
TYPICAL STRUCTURAL DETAILS

Project No.:

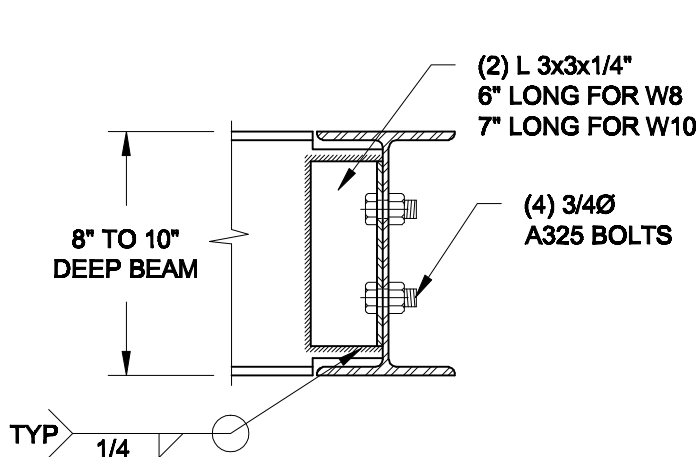
18-226

Drawing No.:

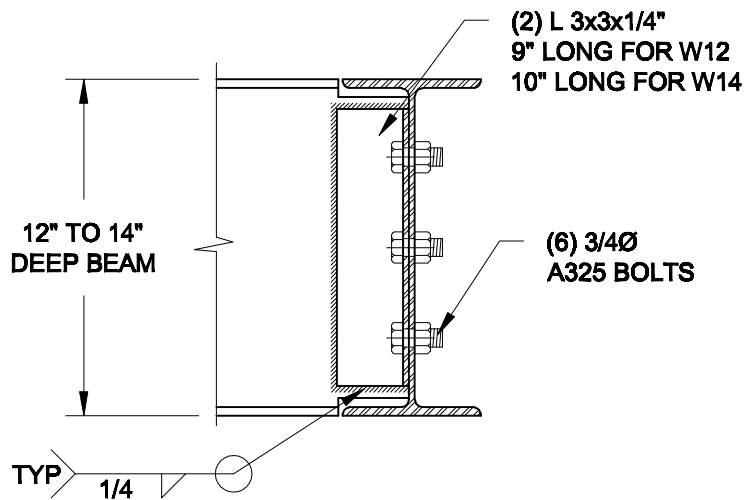
S1



- 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.



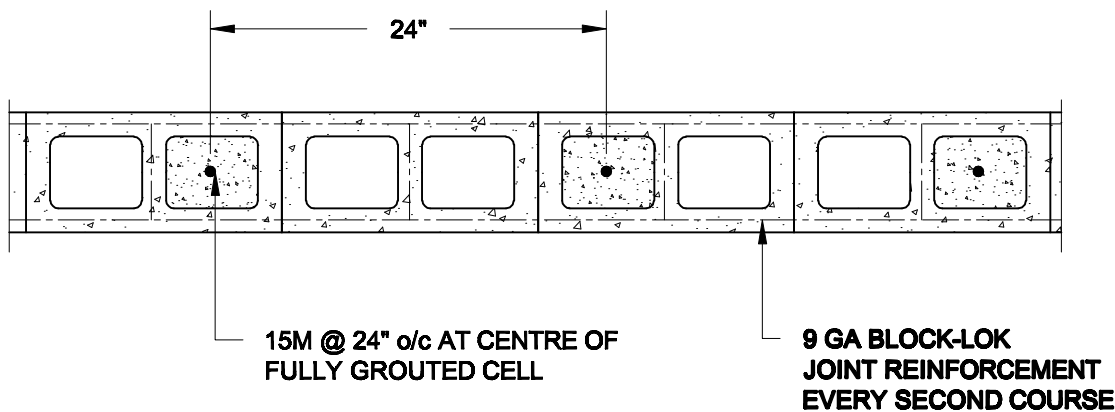
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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

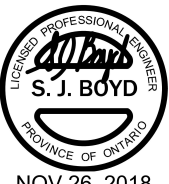
Checked:
SJB

QUAILE ENGINEERING LTD.



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Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal



NOV 26, 2018

Project:

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

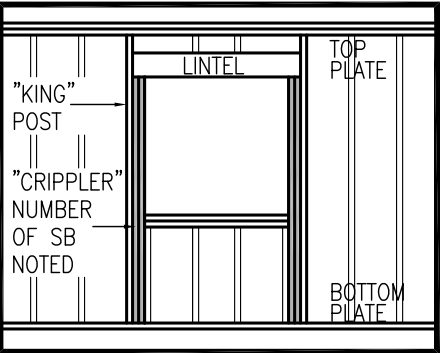
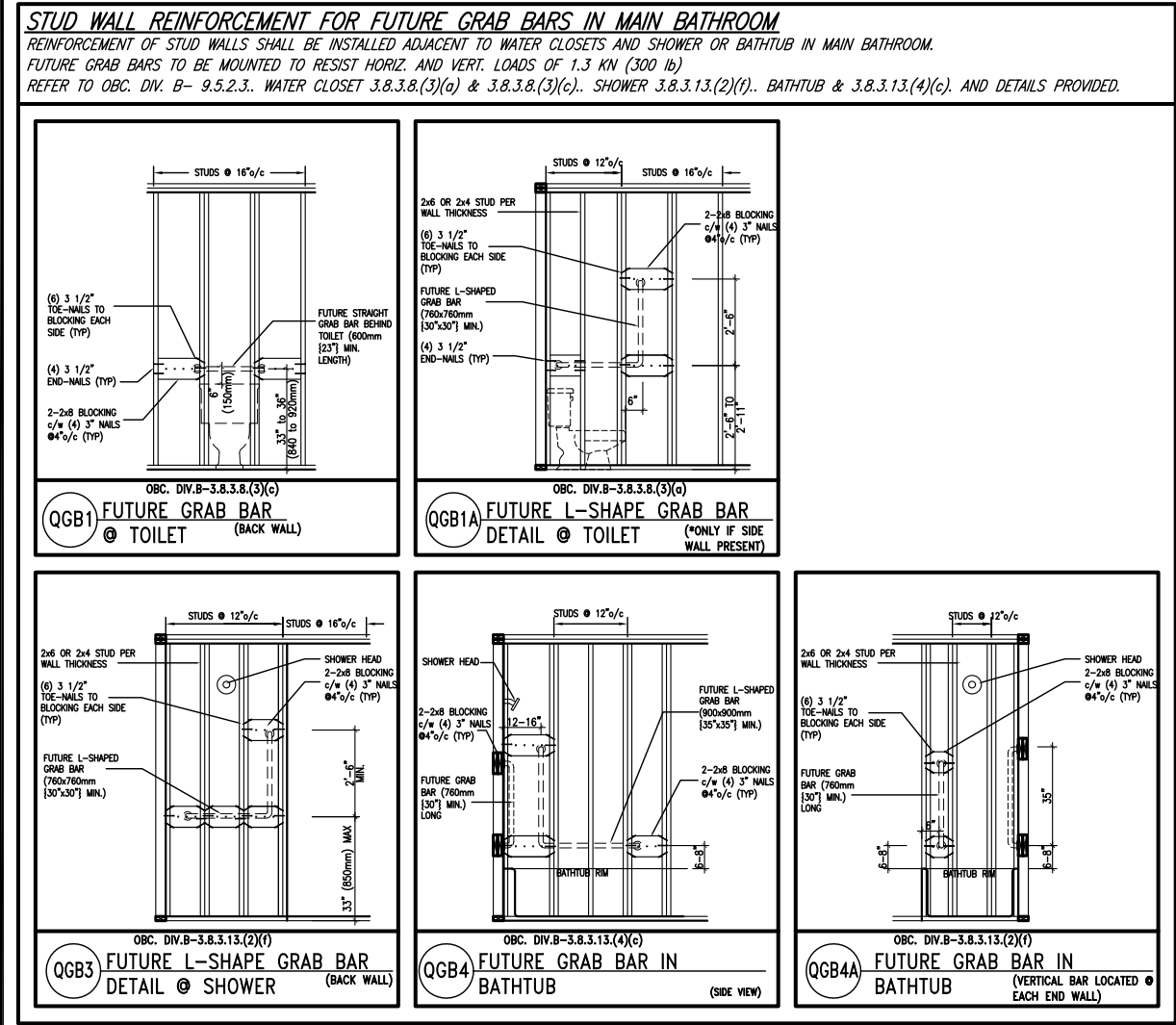
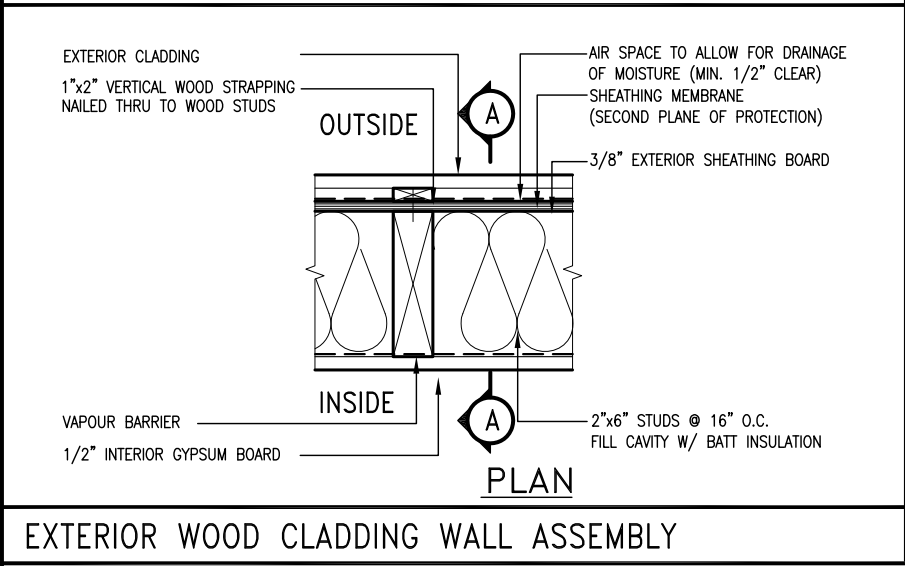
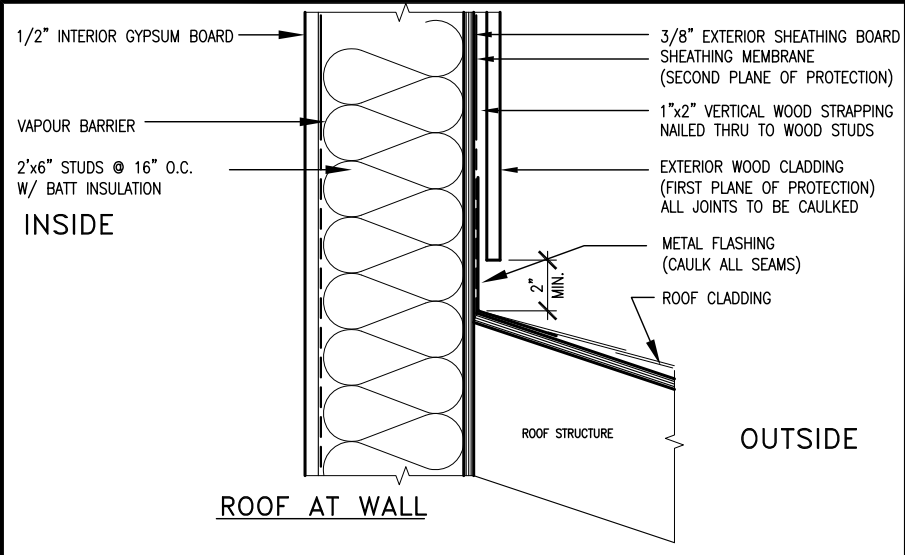
TYPICAL STRUCTURAL DETAILS

Project No.:

18-226

Drawing No.:

S2



"CRIPPLE" DETAIL

<u>MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:</u>			
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"	
<u>NOTES:</u>			
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 MINUM 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.		

<u>** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:</u>			
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"	
<u>MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:</u>			
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"	
<u>NOTES:</u>			
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			

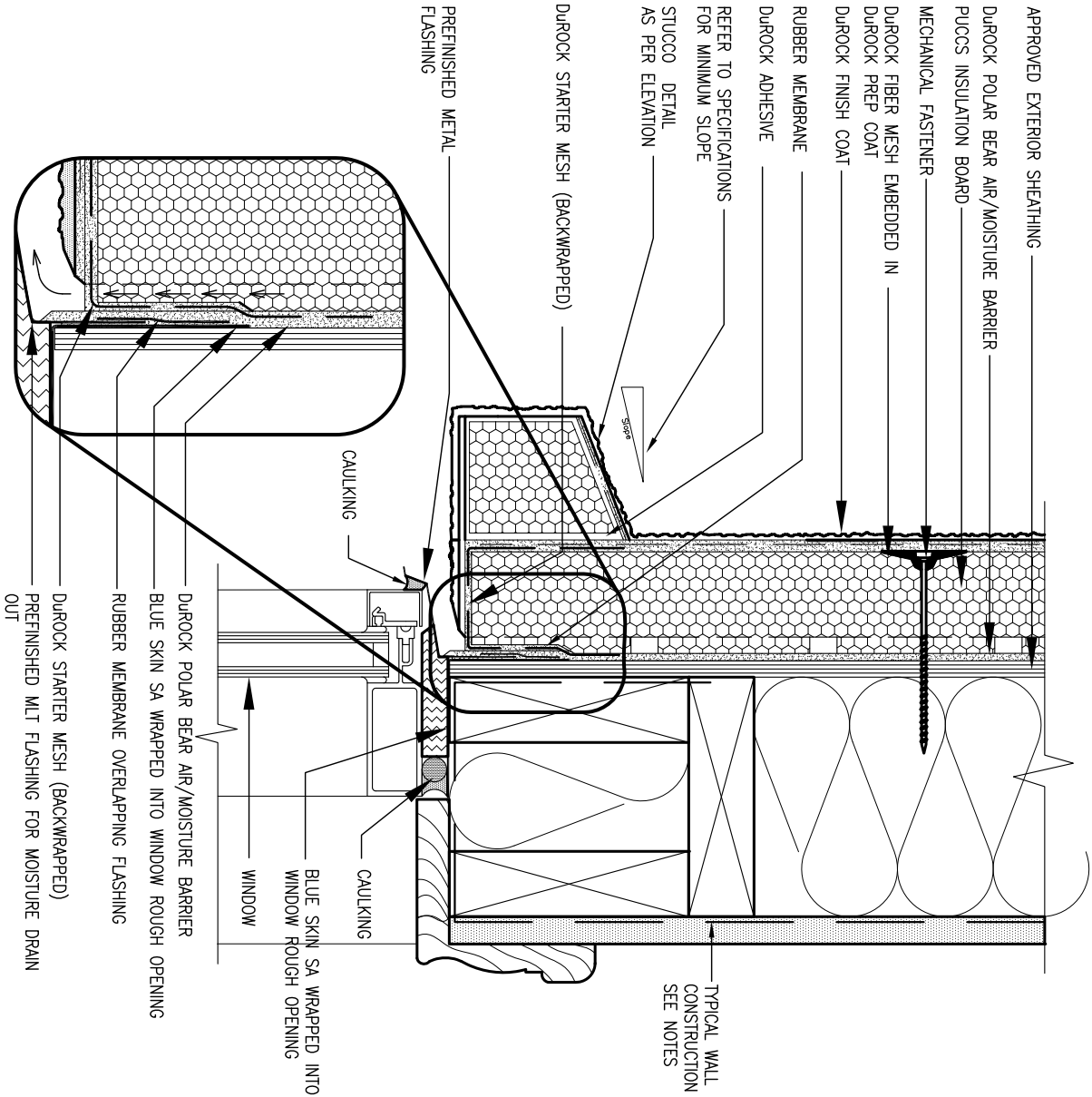


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
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	

VA3 DESIGN

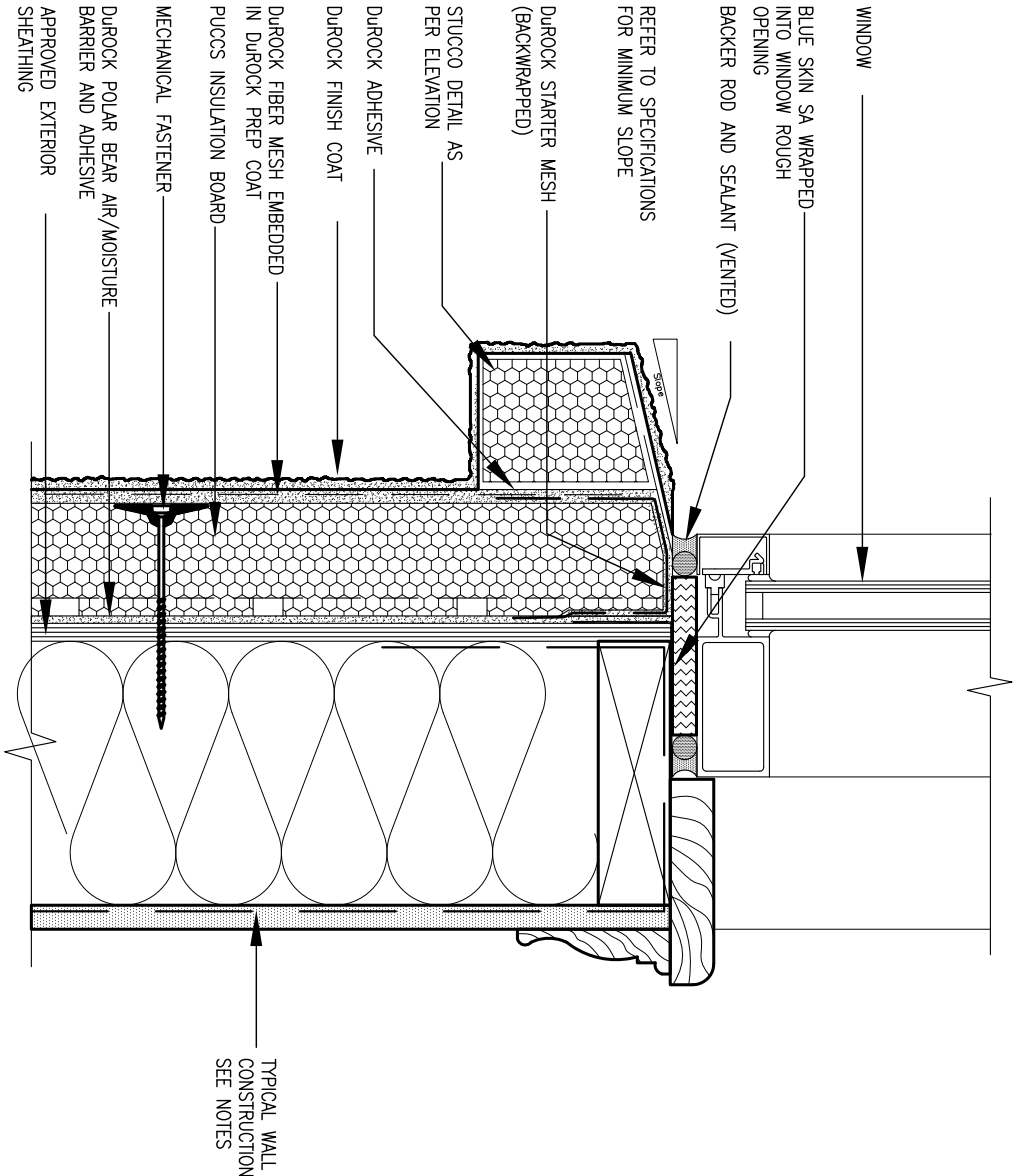
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name	PASSAGE ON THE CANAL	municipality	ST. CATHERINES, ON
date	MAY 2016	project no.	15009
drawn by	RC	CONSTRUCTION NOTES	file name 15009-CN-A1
checked by	-	scale	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2015\15009.BW\CONSTRUCTION NOTES\15009-CN-A1.dwg - Fri - Nov 16 2018 - 7:29 AM			
		drawing no.	CN2



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"

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3	.	.	.
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qualification information		
Wellington	Jno-Baptiste	25591
name	signature	BCIN
registration information		
VA3 Design Inc.		42658
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VA3

DESIGN

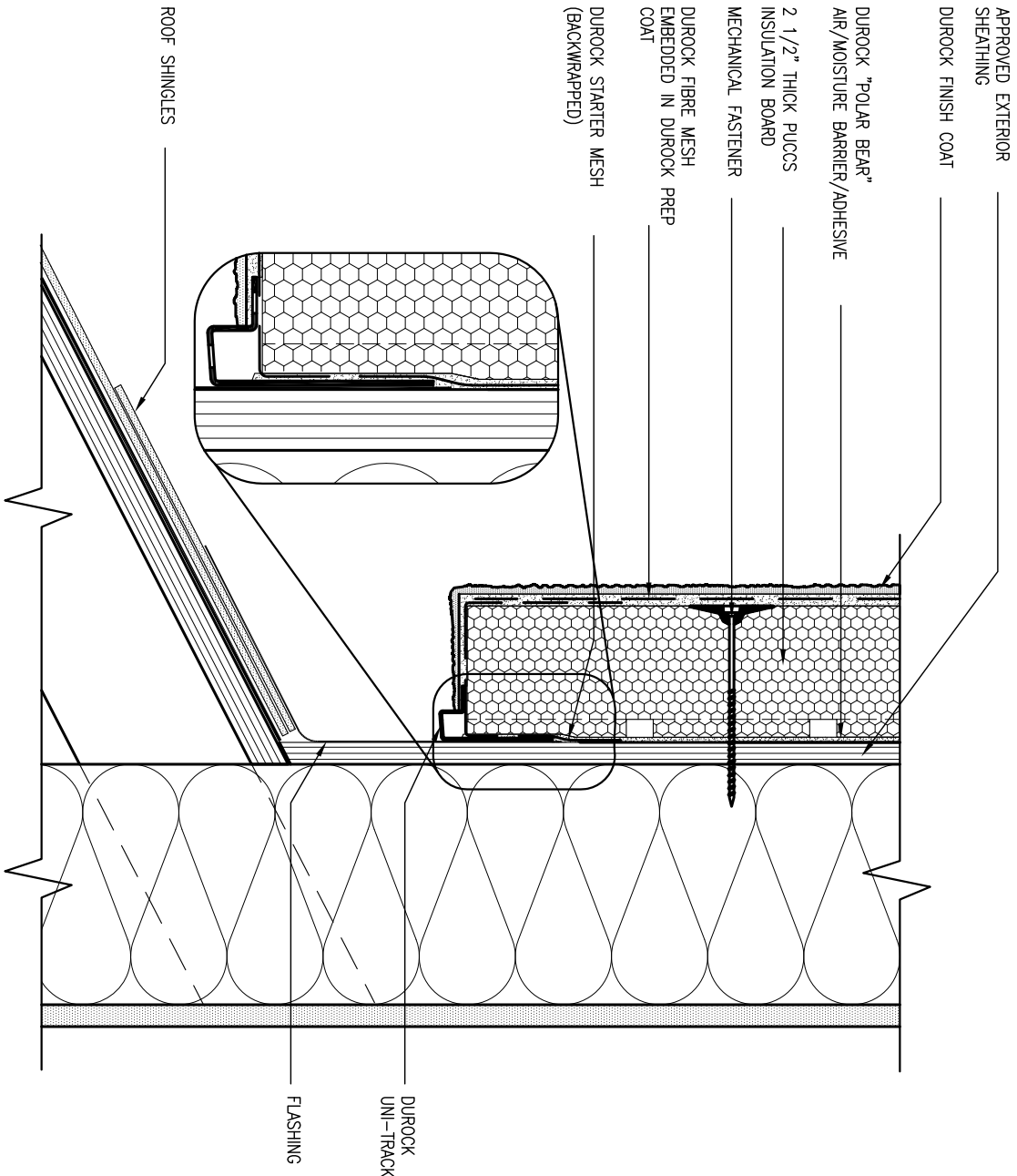
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BAYVIEW WELLINGTON

CONST NOTE

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drawn by	RC	checked by	-	scale	3/16" = 1'-0"
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			file name		
			15009-CN-A1		

CN3

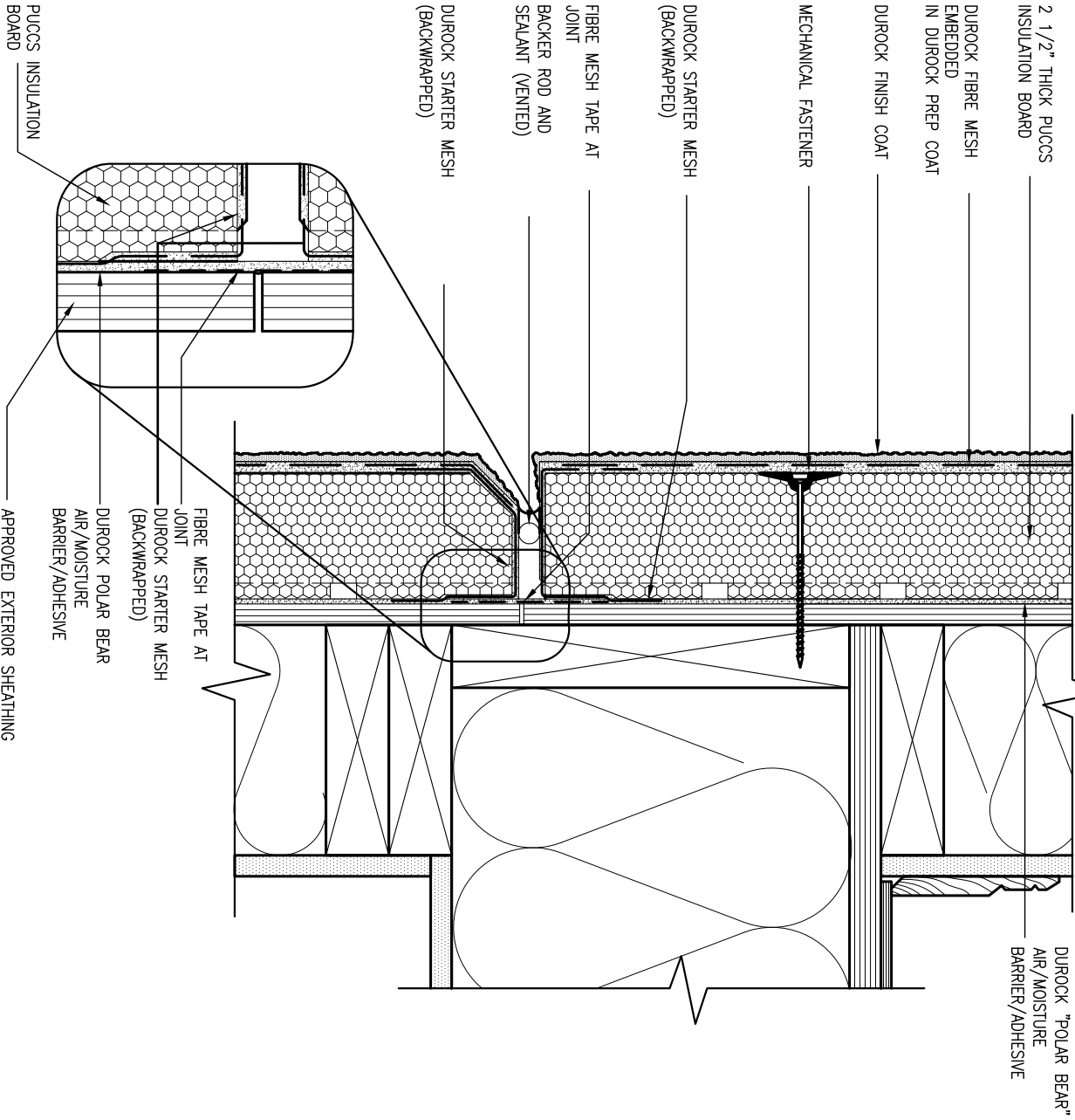


3 STUCCO TERMINATION @ ROOF

CN4 SCALE: 3"=1'-0"

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DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



4 HORIZONTAL EXPANSION JOINT

CN4 SCALE: 3"=1'-0"

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registration information		42658
VA3 Design Inc.		
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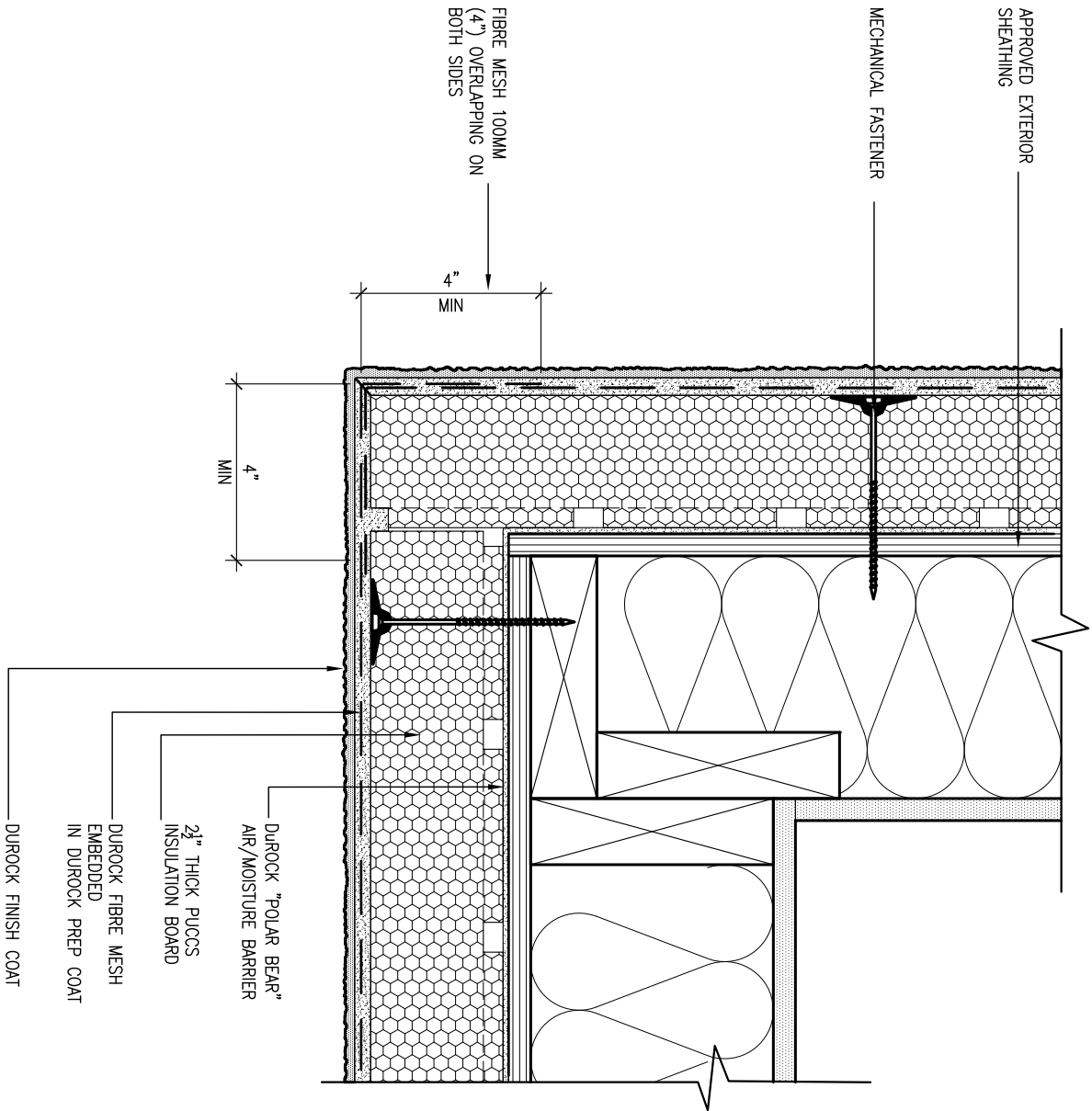


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CONST NOTE

project name	municipality		project no.
PASSAGE ON THE CANAL	ST. CATHERINES, ON		15009
date	CONSTRUCTION NOTES		drawing no.
MAY 2016			CN4
drawn by	checked by	scale	file name
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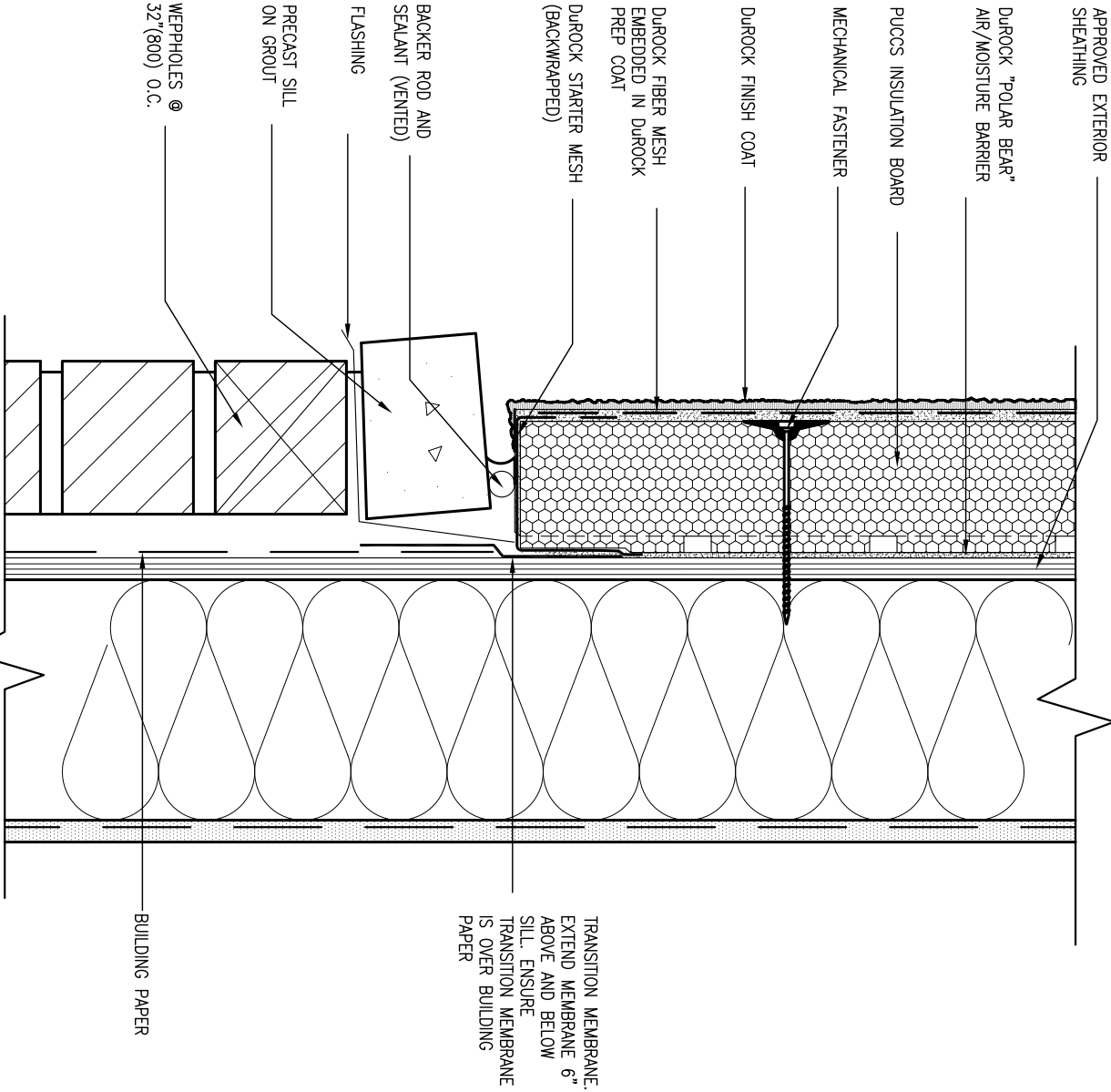


5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

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

BAYVIEW WELLINGTON		CONST NOTE	
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PASSAGE ON THE CANAL		15009	
date		drawing no.	
MAY 2016		CN5	
drawn by		file name	
RC		15009-CN-A1	
checked by		scale	
-		3/16" = 1'-0"	
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VA3

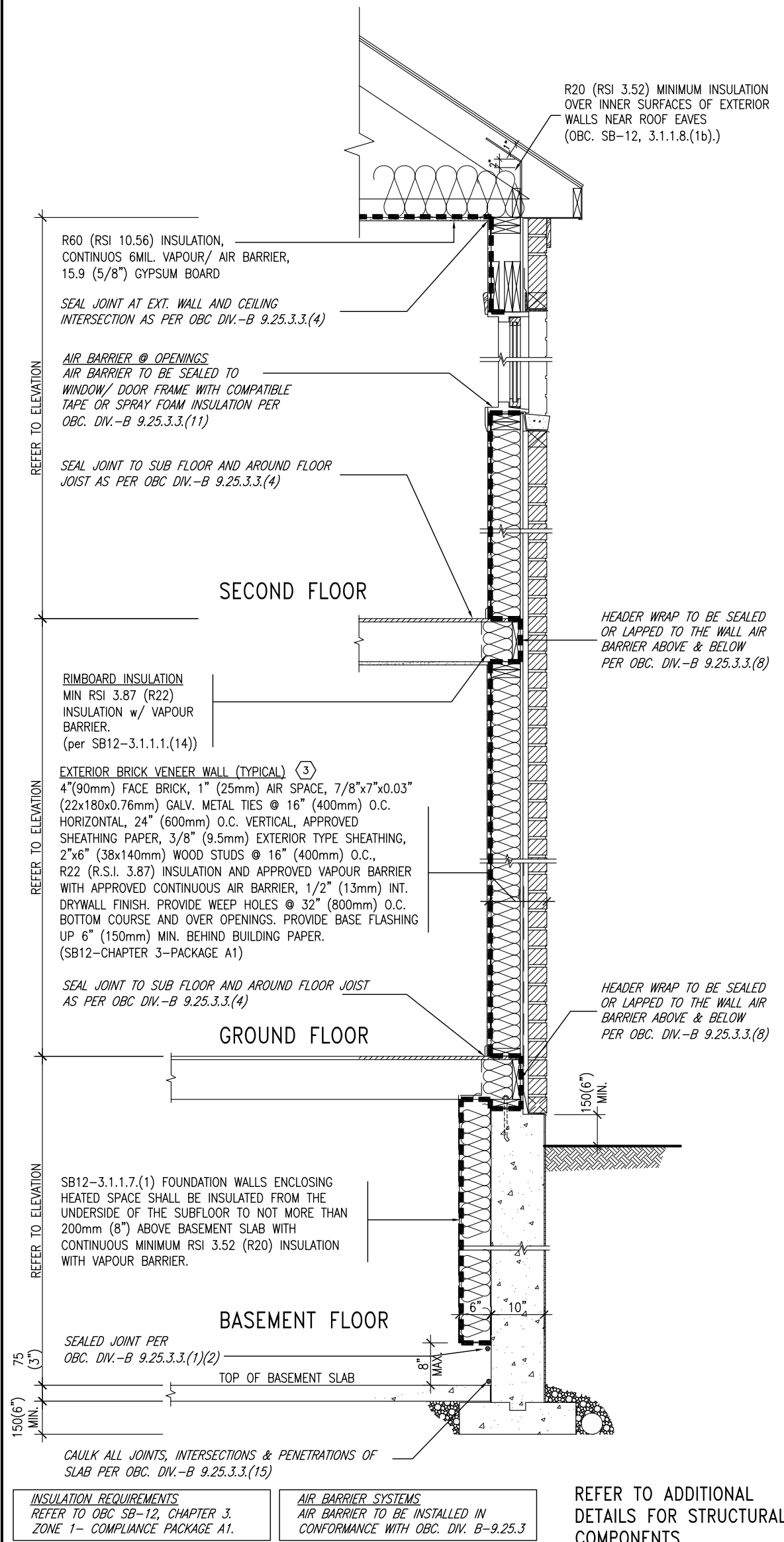
DESIGN

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CONSTRUCTION NOTES

15009-CN-A1

SB12-COMPLIANCE PACKAGE 'A1'



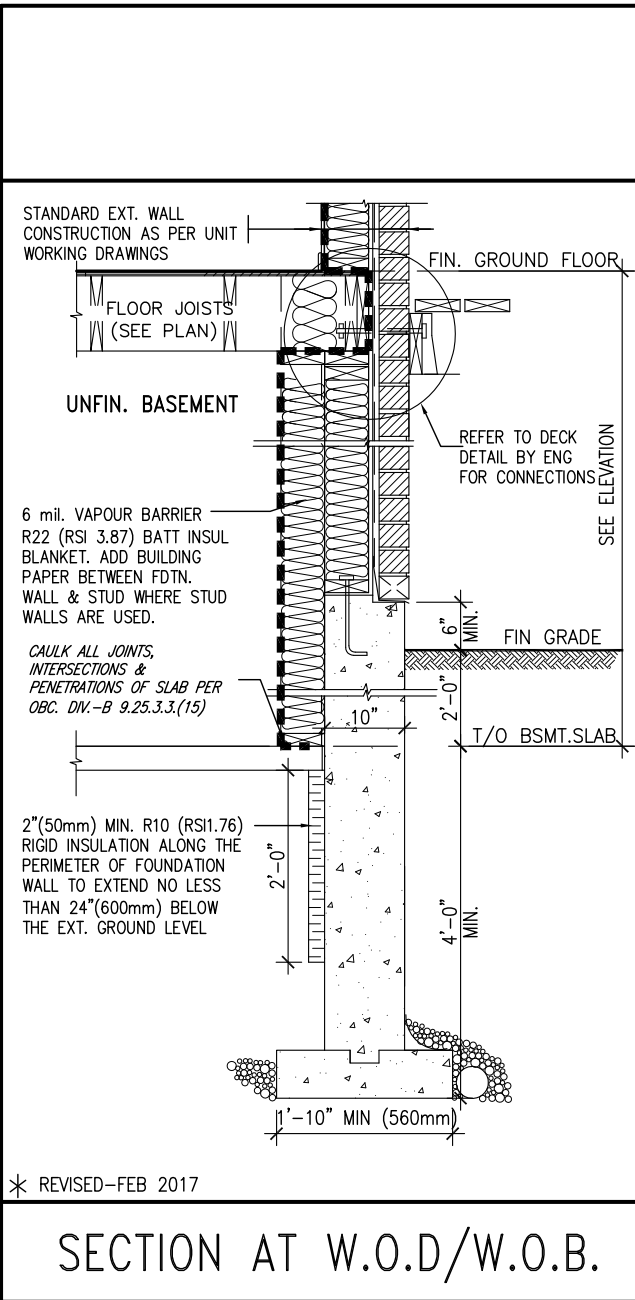
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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):

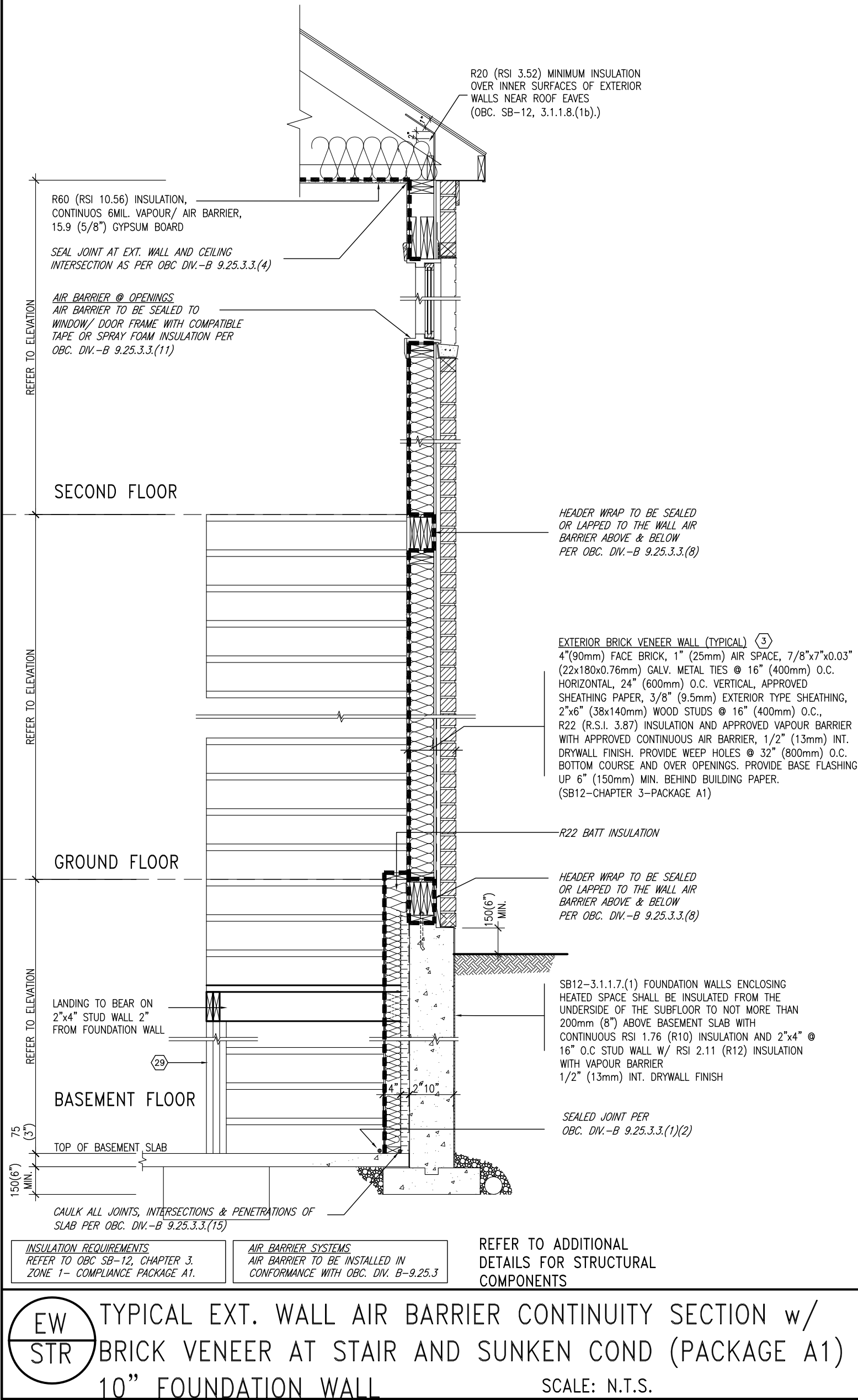
COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56	R20 at inner face of exterior walls
Minimum RSI (R) value	(R60)	
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	6" R22 BATT
Minimum RSI (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.



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8	.	.	.	qualification information			
7	.	.	.	Wellington Jno-Baptiste 25591			
6	.	.	.	name registration information BCIN			
5	.	.	.	VA3 Design Inc. 42658	project name PASSAGE ON THE CANAL municipality ST. CATHERINES, ON project no. 15009	date MAY 2016 drawn by RC checked by — scale 3/16" = 1'-0" file name 15009-CN-A1	CONSTRUCTION NOTES CN6
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	.	.	.				
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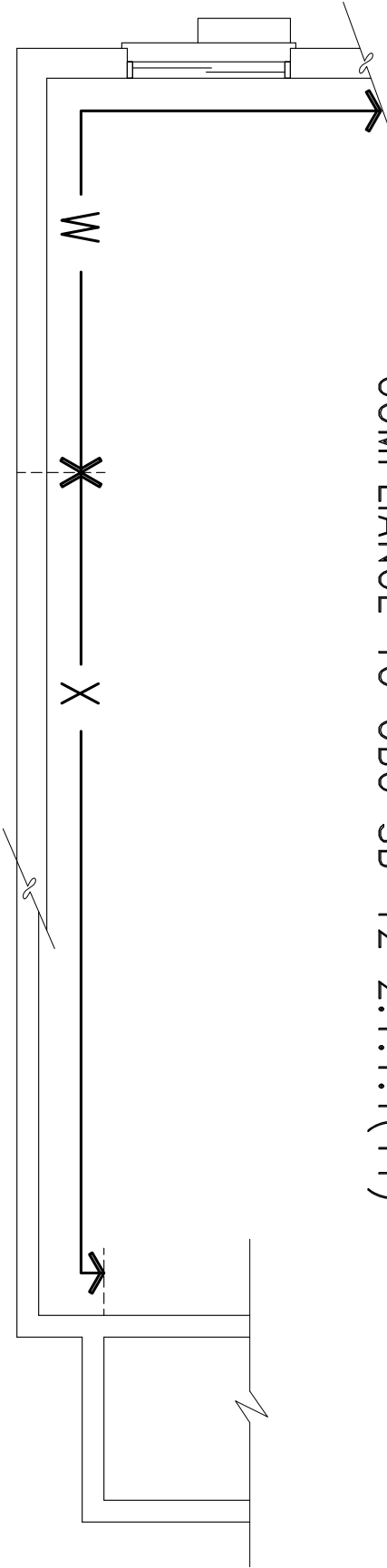
SB12-COMPLIANCE PACKAGE 'A1'



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8	.	.	.				
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1 ISSUE FOR CLIENT REVIEW				NOV 15-18	RC		
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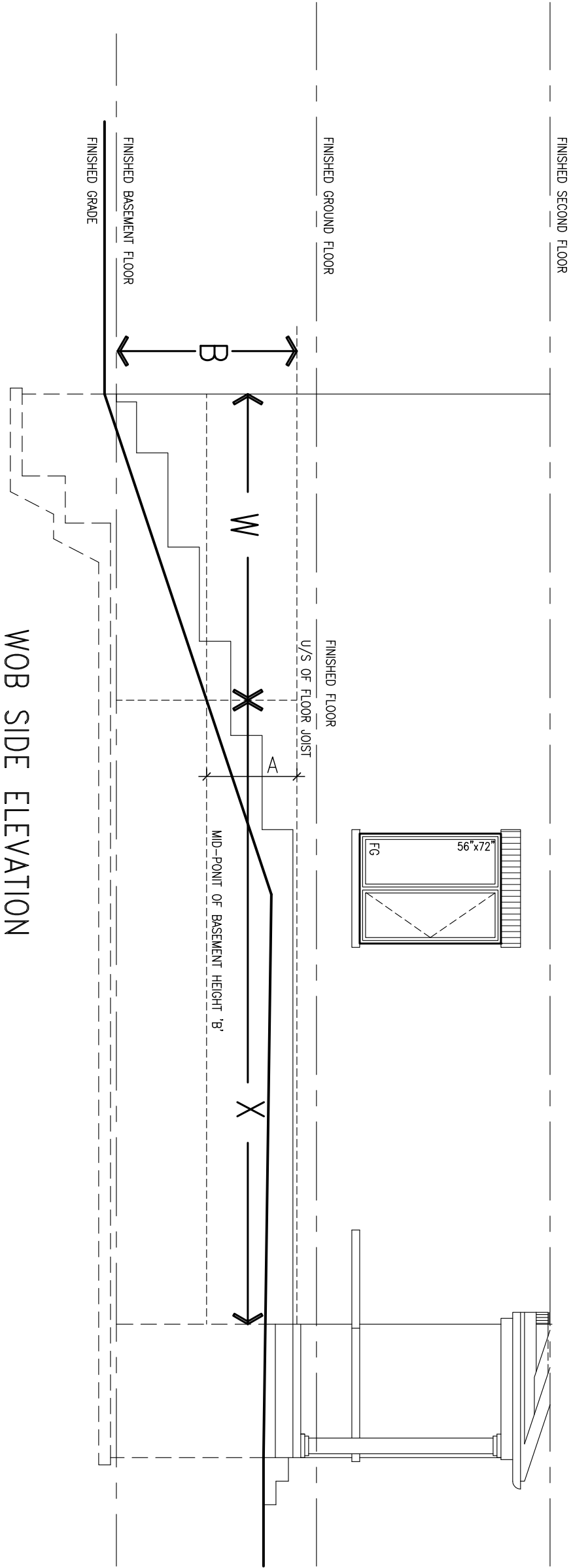
date MAY 2016			CONSTRUCTION NOTES		drawing no.
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 15009-CN-A1		CN7
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



DEC 19, 2018

WOB PLAN

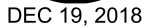


WOB SIDE ELEVATION

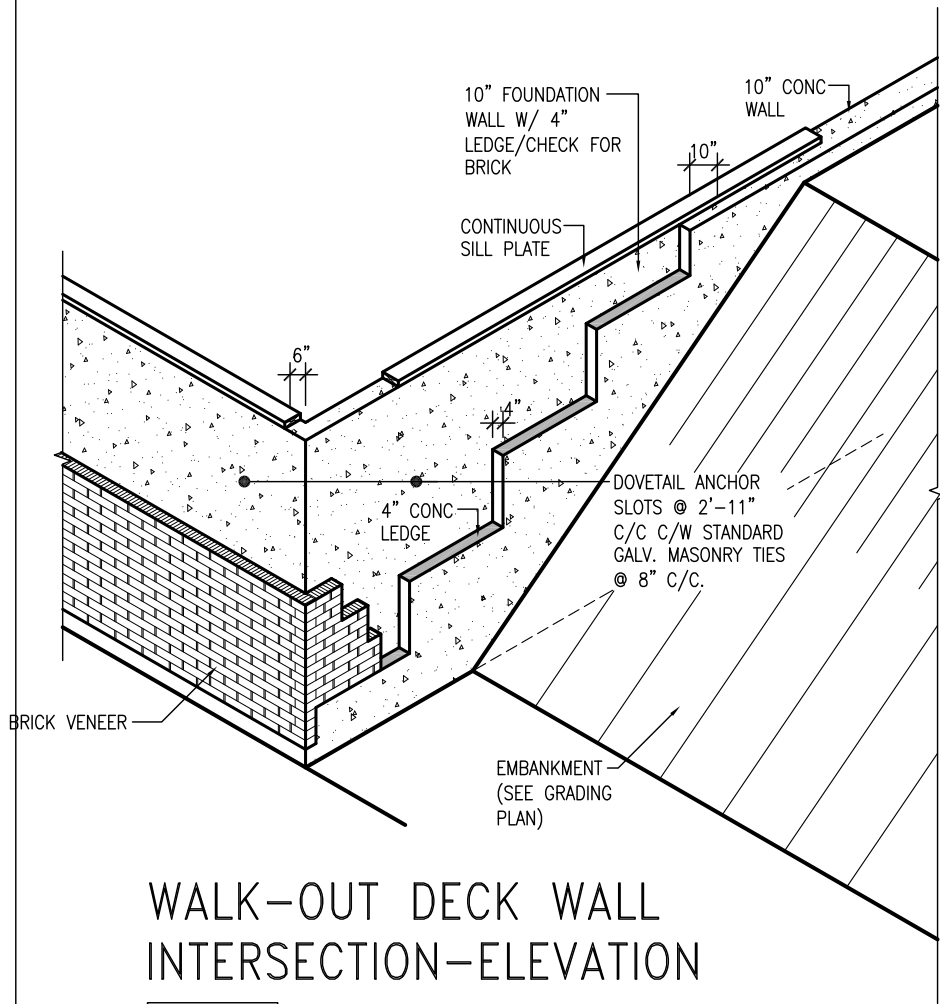
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

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8	.	.	.			project name		municipality		project no.			
7	.	.	.			PASSAGE ON THE CANAL		ST. CATHERINES, ON		15009			
6	.	.	.			date		CONSTRUCTION NOTES		drawing no.			
5	.	.	.			MAY 2016							
4	.	.	.	drawn by		checked by		scale		file name			
3	.	.	.	RC		-		3/16" = 1'-0"		15009-CN-A1			
2	.	.	.	RICHARD - H:\ARCHIVE\WORKING\2015\15009.BW\CONSTRUCTION NOTES\15009-CN-A1.dwg - Fri - Nov 16 2018 - 7:29 AM									
1	ISSUE FOR CLIENT REVIEW			NOV 15-18	RC								
no.	description			date	by								

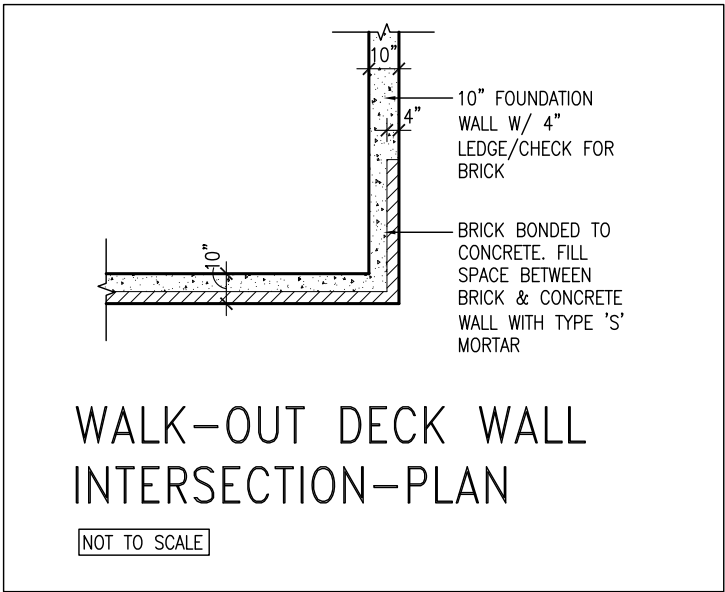


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WALK-OUT DECK WALL
INTERSECTION-ELEVATION

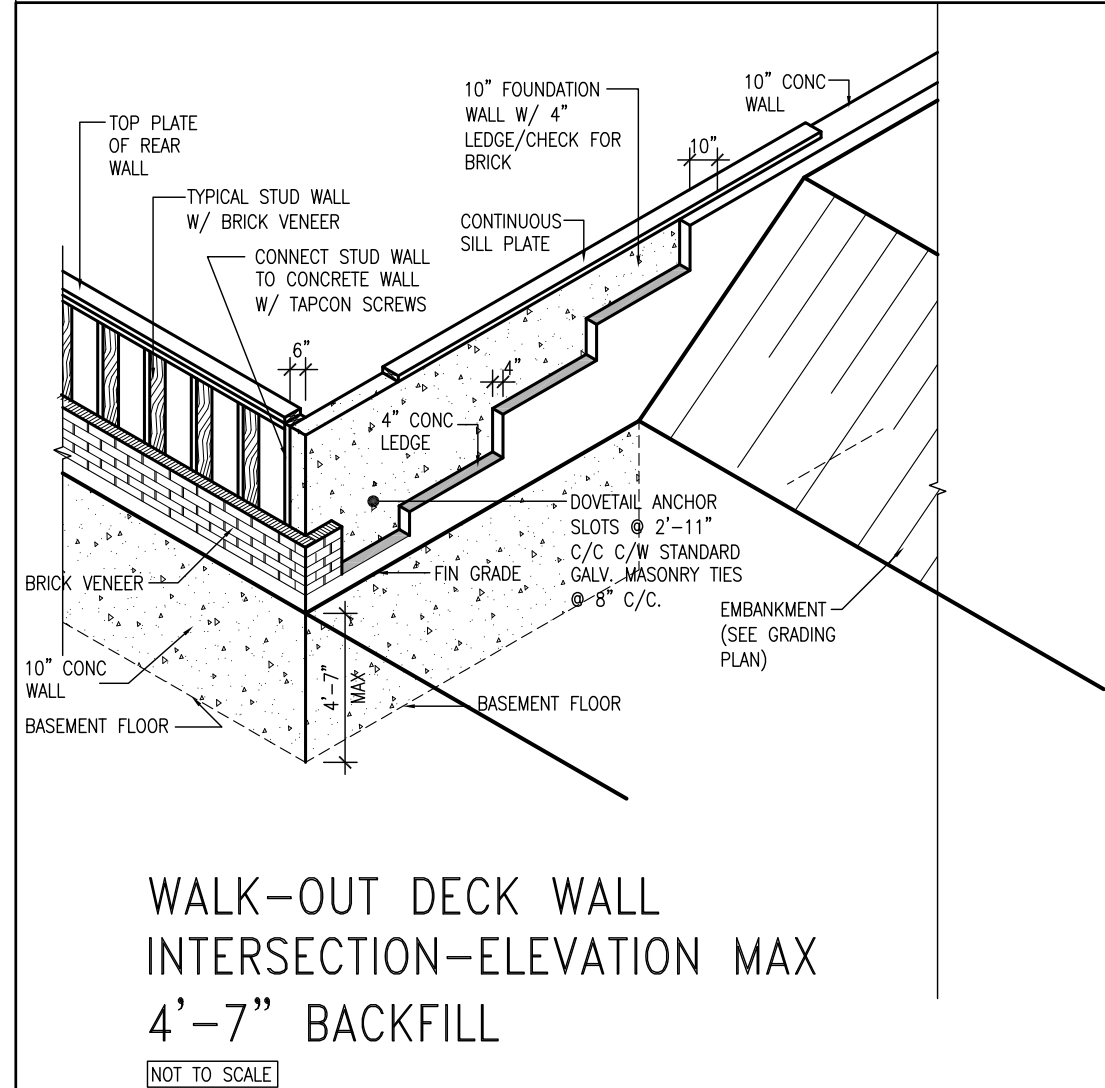
NOT TO SCALE



WALK-OUT DECK WALL
INTERSECTION-PLAN

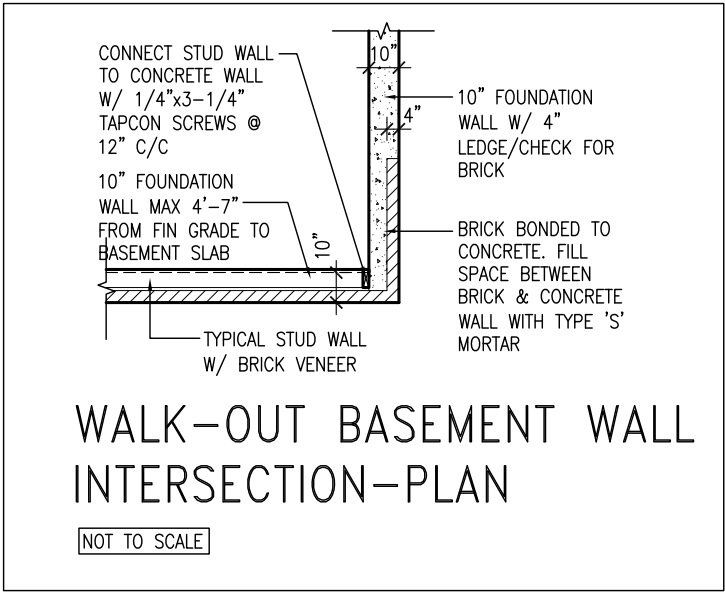
NOT TO SCALE

(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)



DEC 19, 2018

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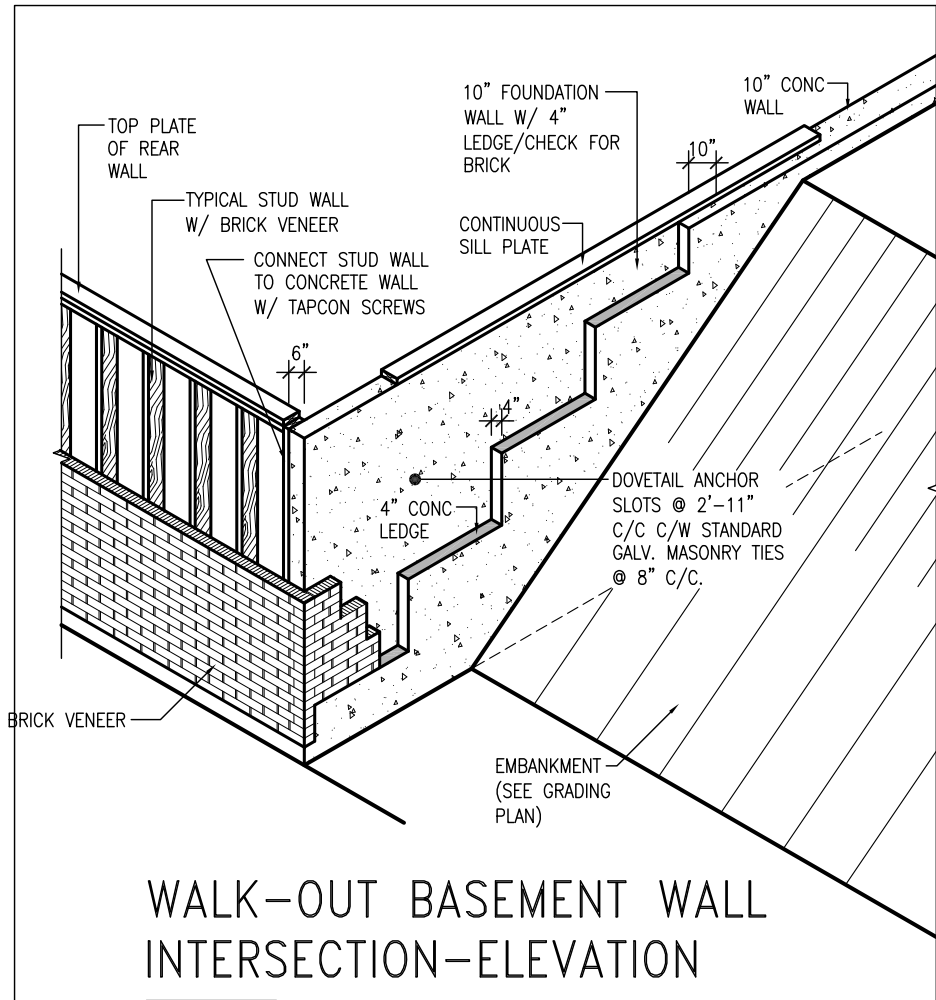


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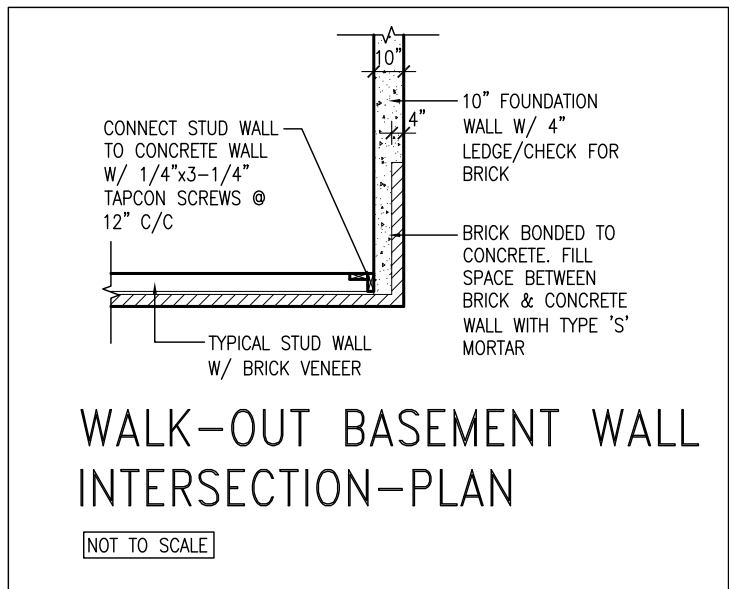
CONST NOTE

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

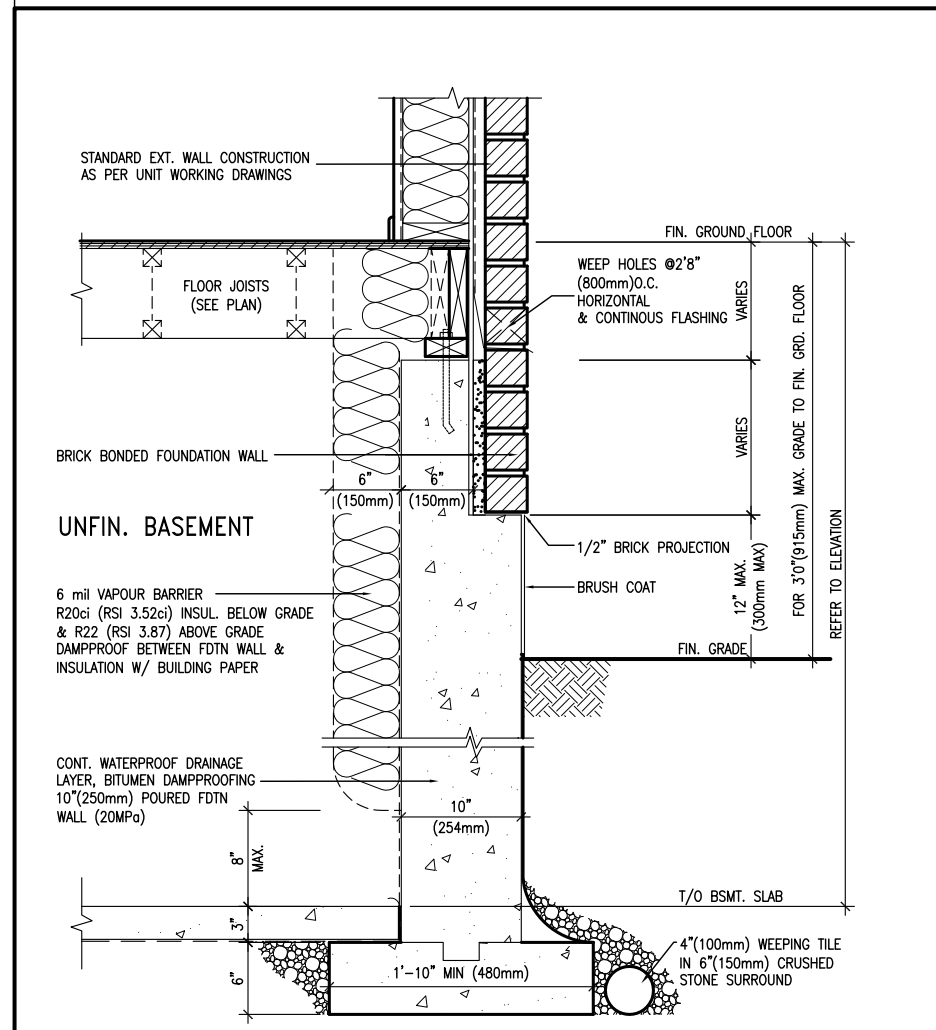
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WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

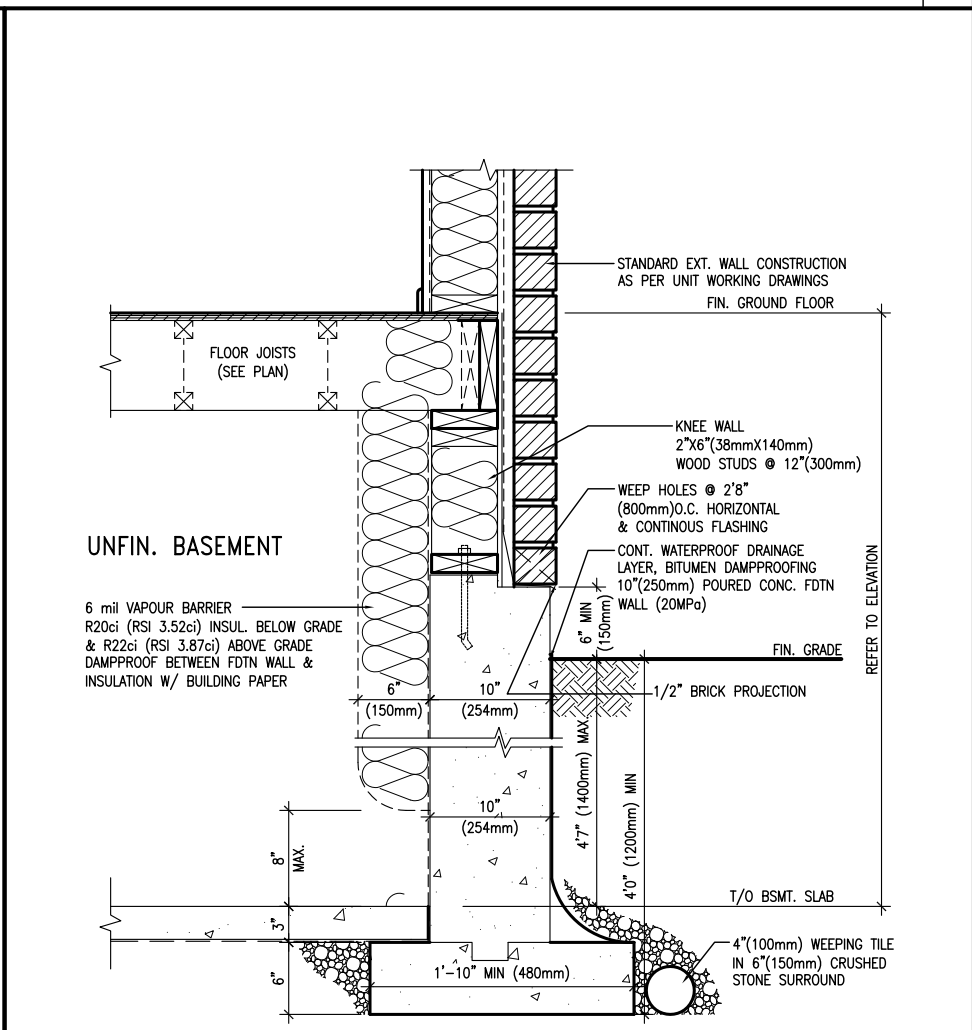
NOT TO SCALE

(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.



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VA3
DESIGN

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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	checked by	3/16" = 1'-0"	file name	15009-CN-A1
CONSTRUCTION NOTES					
RICHARD - H:\ARCHIVE\WORKING\2015\15009.BW\CONSTRUCTION NOTES\15009-CN-A1.dwg - Fri - Nov 16 2018 - 7:30 AM					

CN11