Agenda – Council – May 30, 2023

Report – Executive Policy Committee – May 16, 2023

Item No. 9 Zoning Agreement Amendment – 75 Waterbury Drive (River Heights-Fort Garry Ward) File ZAA 2/2023

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 16, 2023, the Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and submitted the following to Council:

1. That the Zoning Agreement dated April 17, 1985 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 42A/84 and registered against the subject land as Caveat No. 85-62929, be amended to allow a minimum rear yard of 21.94 metres (72 feet) on the land legally described as Lot 14 Block 1 Plan 19134 (the "Subject Land").

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the "Amending Agreement"), and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and development to negotiate and approve the Amending Agreement and the Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – Council – May 30, 2023

Report – Executive Policy Committee – May 16, 2023

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 16, 2023, the Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 25, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

File: ZAA 2/2023

Before: City Centre Community Committee
Councillor Rollins, Chairperson
Councillor Gilroy

Public Hearing: April 25, 2023
Council Building, 510 Main Street

Applicant: Michelle Hekle

Subject:



Premises Affected: 75 Waterbury Drive

For submission to: Executive Policy Committee

Prepared by: Kate McMillan, Senior Committee Clerk
City Centre Community Committee

Report date: April 25, 2023

Community Committee Recommendation:

On April 25, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Zoning Agreement dated April 17, 1985 (the “Zoning Agreement”), entered into pursuant to Development Application No. DASZ 42A/84 and registered against the subject land as Caveat No. 85-62929, be amended to allow a minimum rear yard of 21.94 metres (72 feet) on the land legally described as Lot 14 Block 1 Plan 19134 (the "Subject Land").

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the “Amending Agreement”), and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the “Ancillary Agreements”).

3. That authority be delegated to the Director of Planning, Property and development to negotiate and approve the Amending Agreement and the Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. This application fits with Complete Communities, it looks like a great project and there were no conditions from the Water and Waste Department.

Exhibits Filed:

1. Application dated February 17, 2023
2. Notification of Public Hearing dated March 16, 2023
3. Manitoba Status of Title 1070168/1
4. Letter of authorization dated December 21, 2022 from Michelle Therese Hekle to Michelle Hekle
5. Surveyor's Building Location Certificate and sketch dated November 2, 1987
6. Caveats 85-62929 and 85-87035
7. Aerial map of the subject property
8. Plans (7 pages)
9. Report from the Urban Planning Division dated April 12, 2023
10. Inspection Report
11. Communication dated April 15, 2023, from Michelle Hekle in support of the application
12. Recording of Representations

REPRESENTATIONS:

In Support:

Lucanus Dyck
Michelle Hekle

In Opposition:

Nil

For Information:

Nil

For the City:

S. Costello, Planner, Planning, Property and Development Department
D. Iskierski, Planner, Planning, Property and Development Department
A. Ross, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Property and Development Department

Exhibit “9” referred to in File ZAA 2/2023

ADMINISTRATIVE REPORT

Title: ZAA 2/2023 – 75 Waterbury Drive

Issue: For consideration at the public hearing to amend a Zoning Agreement to reduce the rear yard to a storm water retention pond for a proposed addition to a single-family dwelling.

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council, as per the Development Procedures By-law and The City of Winnipeg Charter.

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Costello, BURPl.			

RECOMMENDATIONS

1. That the Zoning Agreement dated April 17, 1985 (the “Zoning Agreement”), entered into pursuant to Development Application No. DASZ 42A/84 and registered against the subject land as Caveat No. 85-62929, be amended to allow a minimum rear yard of 21.94 metres (72 feet) on the land legally described as Lot 14 Block 1 Plan 19134 (the "Subject Land").

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the “Amending Agreement”), and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the “Ancillary Agreements”).

3. That authority be delegated to the Director of Planning, Property and development to negotiate and approve the Amending Agreement and the Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to amend clause 3(a) of the Zoning Agreement caveat on the title of 75 Waterbury Drive to reduce the required rear yard for an addition to the existing single-family dwelling on the property.

- This report is being submitted for consideration of the Community Committee at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject Zoning Agreement will be **amended** and the caveat will be modified.

CONSULTATION

In preparing this Report there was consultation with:

- Legal Services, as to legal issues; and
- Water and Waste.

OURWINNIPEG POLICY ALIGNMENT

City Building Objective 1. Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals:

Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

City Building Objective 3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset:

New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning Property and Development
Division: Urban Planning
Prepared by: Shaylyn Costello, BURPl.
Date: April 12, 2023
File No: ZAA 2/2023

List of Schedules and Appendices

Schedule A – Planning Discussion

SCHEDULE 'A'

DATE:	April 25, 2023
FILE:	**ZAA 2/2023**
RELATED FILES:	N/A
COMMUNITY:	River Heights – Fort Garry
NEIGHBOURHOOD #:	1.634 (Linden Woods)
SUBJECT:	For consideration at the public hearing to amend the Zoning Agreement to reduce the required rear yard for a proposed addition to the existing single-family dwelling.
LOCATION:	75 Waterbury Drive
LEGAL DESCRIPTION:	LOT 14 BLOCK 1 PLAN 19134 49/52 ST B OTM
APPLICANT:	Michelle Hekle 75 Waterbury Dr Winnipeg, MB R3P 1R3
OWNER:	Michelle Hekle 75 Waterbury Dr Winnipeg, MB R3P 1R3
RECOMMENDATION:	Approval

SITE DESCRIPTION

- The subject property is located on the west side of Waterbury Drive in the Linden Woods neighbourhood of the River Heights – Fort Garry ward.
- The subject site is approximately 17,816 square feet in area and contains a single-family dwelling and attached garage taking access from Waterbury Drive. The property backs onto a storm water retention pond.
- The site falls within the Established Neighbourhood - Recent Communities policy area under the *Complete Communities Direction Strategy 2.0*. The subject site is zoned "R1-L" Residential Single-family (large).



Figure 1: Site Map of Subject Property and Surrounding Neighbourhood (flown 2021)

SURROUNDING LAND USE AND ZONING

North: Single-family dwellings zoned "R1-L."

South: Single-family dwellings zoned R1-L, then Lindenwood Drive East. Muys Park and Linden Meadows School south of the stormwater retention pond.

East: Waterbury Drive, then single-family dwellings zoned "R1-L."

West: Stormwater retention pond, then single-family dwellings zoned "R1-L."



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing to amend the existing Zoning Agreement on the property's title for the purpose of constructing a one-storey addition to the rear of the existing single-family dwelling at 75 Waterbury Drive. Additionally, the construction includes a new pool, patio and covered deck in the back yard. Since the proposed dwelling addition will be less than 85 feet from the abutting storm water retention pond, a Zoning Agreement Amendment (ZAA) application is required.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant contacted the Planning, Property and Development Department prior to making an application for a ZAA. The applicant was not aware of the caveat on the title and wanted to apply for a permit to construct a new addition to the existing single-family dwelling at the rear of the building. Upon finding out the ZAA was required, the proposed addition was scaled back to increase the proposed rear yard, thereby reducing the size of the amendment.

The Department consulted with the Water and Waste Department, who indicated they have no concerns with the proposed rear yard of 72 feet 9 inches. Based on this feedback, the Urban Planning and Design Division also indicated support to the applicant.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located in an "Established Neighbourhoods – Recent Communities" policy area as outlined in *CCDS 2.0*. The vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key policies guiding the development of Established Neighbourhoods include:
- *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
- *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
- *1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*
    a. *Applicable City-endorsed policies or guidelines;*
    b. *Existing zoning of the property and adjacent properties;*
    c. *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
    d. *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
    e. *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
    f. *Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
    g. *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
    h. *The supporting transit, pedestrian and active transportation network; and*
    i. *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*
- The proposed development is a modification to an existing single-family dwelling in a Recent Community. There are no aspects of the proposed ZAA that are contrary to applicable *CCDS 2.0* policies. Specifically:
    - Surrounding properties on Waterbury Drive are developed similarly with large single-family homes and accessory structures on sizable lots. The proposed development maintains the character of the surrounding area. Additions and renovations are proposed behind the subject dwelling and are not visible from the street.

- The proposed dwelling with the addition will maintain Winnipeg Zoning By-law compliance, including yards, height and lot coverage. If not for the nearly 40-year-old Zoning Agreement, the development would be compliant.
- No adverse impacts are anticipated as a result of the proposed 72-foot rear yard to the stormwater retention pond, as determined by the Water and Waste Department.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The subject property is zoned "R1-L" Residential Single-family (large) under the City of Winnipeg Zoning By-law. This district is intended primarily for single-family residential development on large lots (minimum 5,500 square feet) in low-density areas.
- The Winnipeg Zoning By-law states the following under Section 155 - Lots Adjacent to Storm Water Retention Basins:

  If the property has not been the subject of a zoning or subdivision agreement or a zoning by-law stating a specific minimum yard requirement from a storm water retention basin, then the following minimum yard requirements apply:

  (a) 50 feet measured from a rear or side lot line to any temporary use or structure and open swimming pool;

  (b) 75 feet measured from a rear or side lot line to any detached accessory building;

  (c) 93.2 feet measured from a rear or side lot line to any principal building; and

  (d) The Director of Water and Waste may reduce any one or more of the minimum yard requirements set out in clauses (a), (b) and (c), if he/she concludes the safety of people and property would not be unduly compromised by such reduction.
- This section was included as Zoning By-law Amendment 95/2014 which was intended to address setback requirements for all lots abutting storm water retention basins. However, any existing Zoning Agreements would precede this until such time that they were amended or removed from the property's title.

Zoning Agreement Caveat 85-62929

The subject property, along with several other lots on the block, is subject to the Zoning Agreement of DASZ 42A/84 which includes yard requirements to the storm water retention pond, as well as prohibits approaches to Lindenwood Drive. The proposed Zoning Agreement Amendment specifically pertains to Clause 3(a) below.

<u>Amending Clause 3</u>

3. East lot within the land abutting the stormwater retention lake shall have and maintain the following minimum rear yard:

(a) A minimum of 25.9 metres (85 feet measured from the rear lot line to any principal building;

(b) A minimum rear yard of 12.8 metres (42 feet) measured from the rear lot line to any detached accessory building;

(c) A minimum rear yard of 8.5 metres (28 feet) measured from the rear lot line to any temporary structure or swimming pool.

The proposed modification is to Clause 3(a) is as follows: "excepting LOT 14 BLOCK 1 PLAN 19134 which shall provide a minimum rear yard of 21.94 metres (72 feet) to the principal

building.” This will permit the reduced rear yard of 72 feet so the property-owner may construct an addition to the existing single-family dwelling.

The date of the existing caveat precedes the Winnipeg Zoning By-law 200/2006 which now states that the proposed rear yard to a retention pond could be reduced without the need for a variance if it has been reviewed and determined appropriate by the Director of Water and Waste. The proposed rear yard was reviewed by Water and Waste Department and no such issues were identified.

RECOMMENDATION

The Urban Planning Division recommends **approval** for the following reasons:

- The reduction of the proposed rear yard generally conforms with *Complete Communities Direction Strategy 2.0* policies for residential development in Recent Communities.
- The Zoning Agreement amendment will enable the subject property to develop in alignment with the current Winnipeg Zoning By-law rights. Presumably, the caveat was registered to prevent adverse impacts to the stormwater retention pond, which is now reflected in Section 155 of the Winnipeg Zoning By-law and would otherwise be permitted without a rear yard variance.
- The proposed addition is within the rights of the Winnipeg Zoning By-law. No variances to setbacks, lot coverage, or height are required.
- The 72-foot rear yard was reviewed by the Water and Waste Department and no concerns were identified.
- The physical changes proposed to the property occur behind the dwelling. No anticipated adverse visual impacts have been identified.

This Report Submitted by:

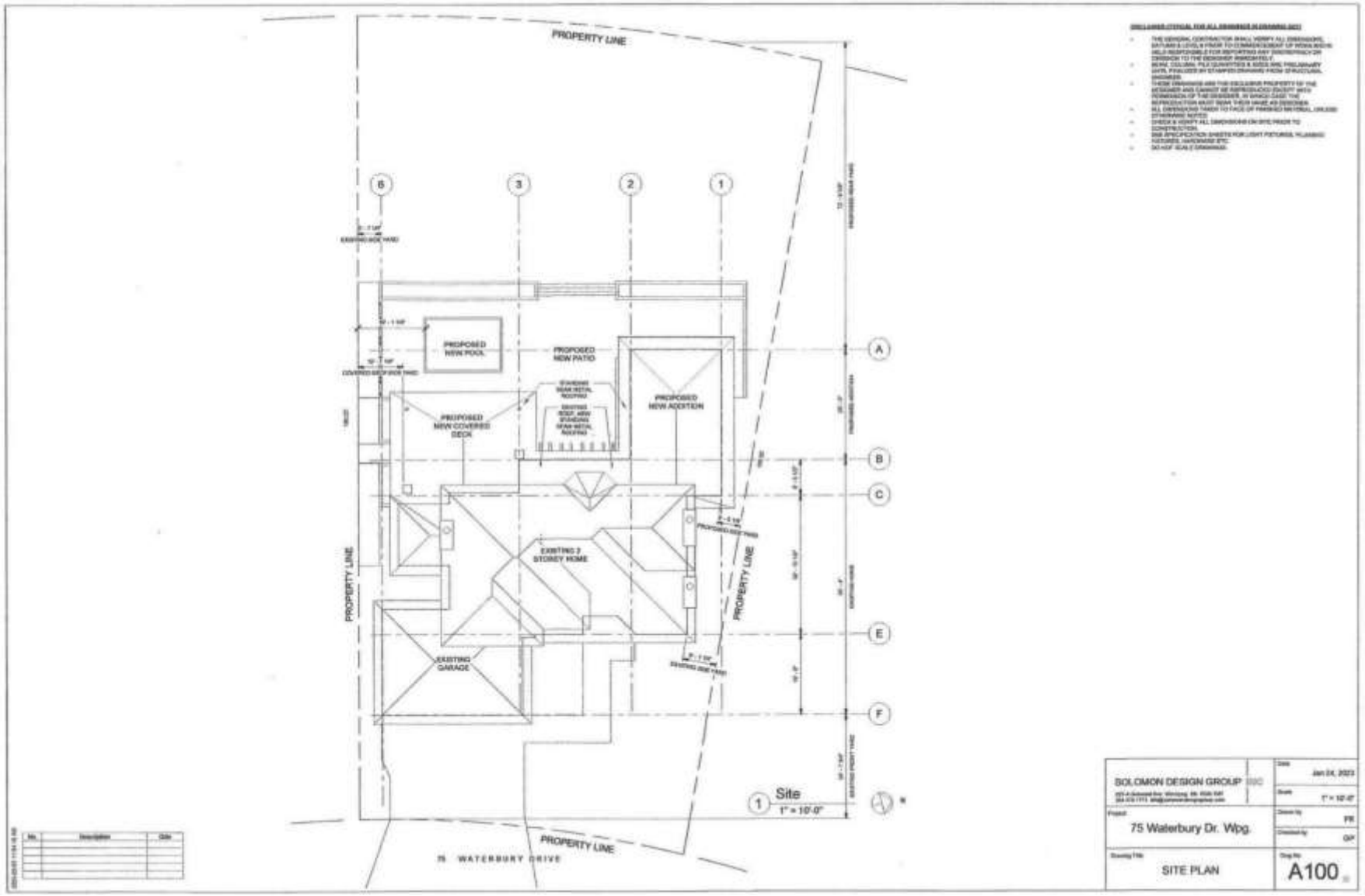
Planning, Property and Development Department

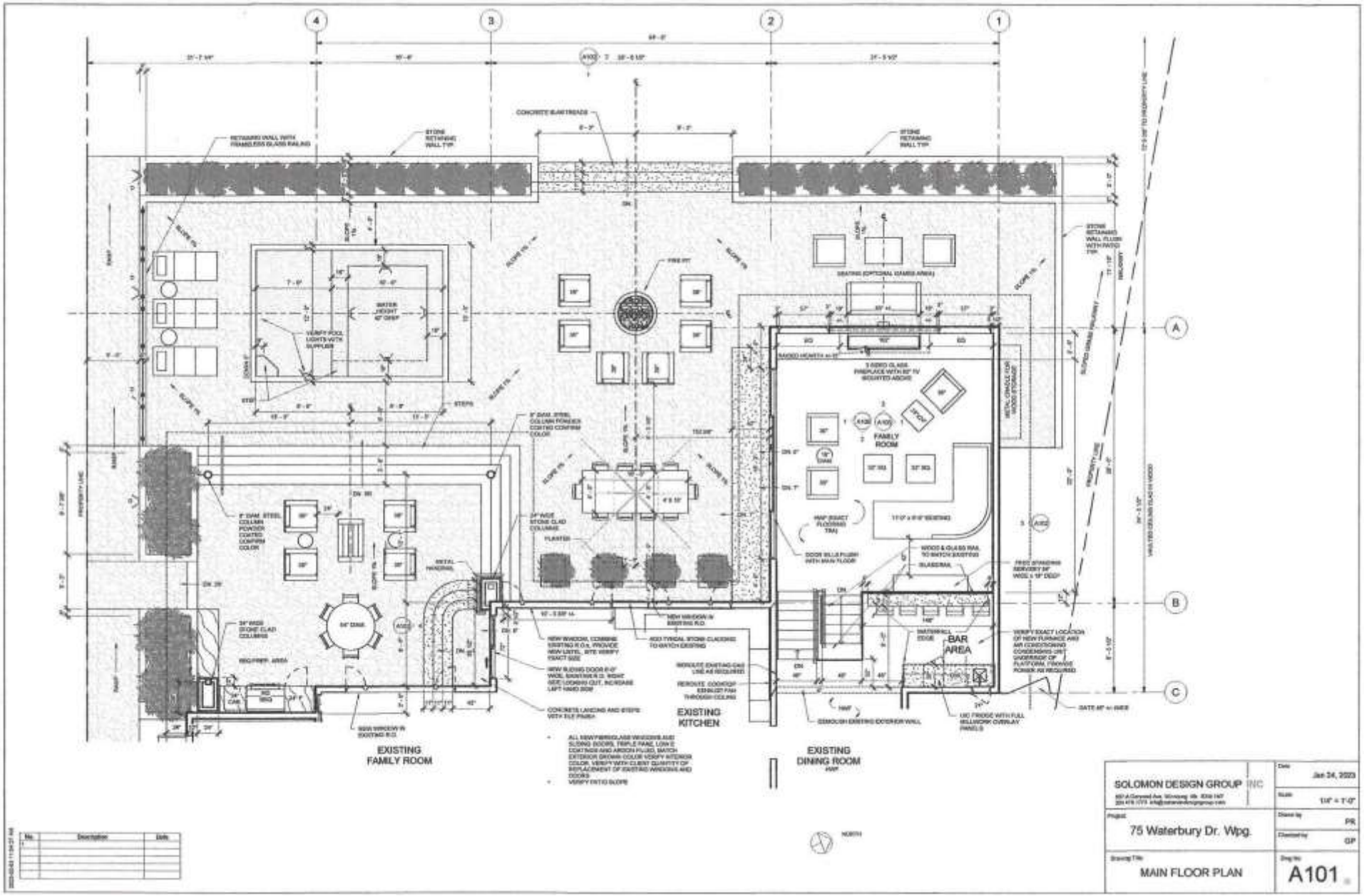
Urban Planning and Design Division

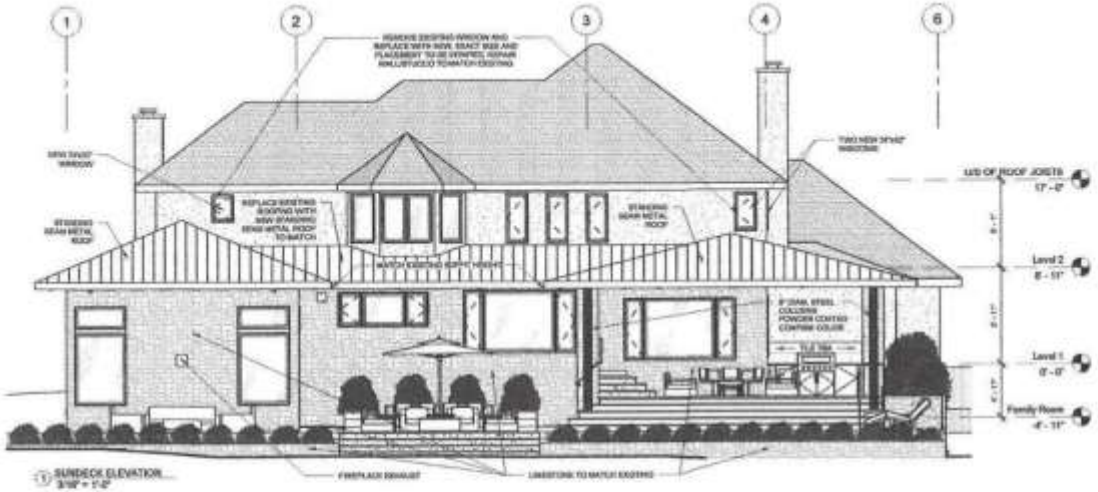
Report Prepared By: Shaylyn Costello

PPD File # ZAA 2/2023

Exhibit “8” referred to in File ZAA 2/2023



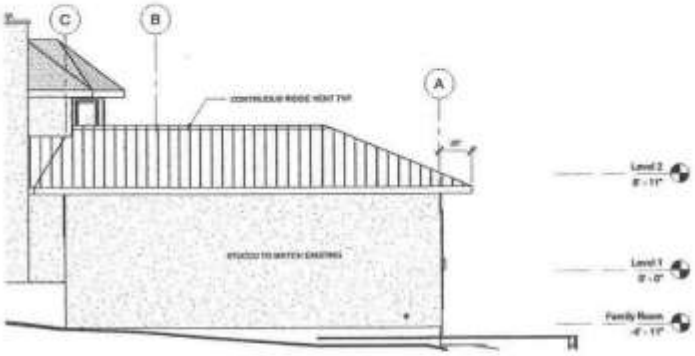

EXISTING FAMILY ROOM
EXISTING KITCHEN
EXISTING DINING ROOM
FAMILY ROOM
BAR AREA
SOLOMON DESIGN GROUP INC
Jan 24, 2023
1/4" = 1'-0"
PR
GP
75 Waterbury Dr. Wpg.
MAIN FLOOR PLAN
A101



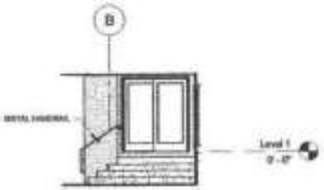
1 SUNDECK ELEVATION
3/16" = 1'-0"



2 ADDITION ENTRY ELEVATION
3/16" = 1'-0"



3 SIDE ELEVATION
3/16" = 1'-0"



4 KITCHEN ADDED
3/16" = 1'-0"

No.	Description	Date

DISCLAIMER (TYPICAL FOR ALL DRAWINGS IN DRAWING SET)

- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS & LEVELS PRIOR TO COMMENCEMENT OF WORK AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY OR OMISSION TO THE DESIGNER IMMEDIATELY
- BEAM, COLUMN, PILE QUANTITIES & SIZES ARE PRELIMINARY UNTIL FINALIZED BY STAMPED DRAWINGS FROM STRUCTURAL ENGINEER
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CANNOT BE REPRODUCED EXCEPT WITH PERMISSION OF THE DESIGNER IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS DESIGNER
- ALL DIMENSIONS TAKEN TO FACE OF FINISHED MATERIAL, UNLESS OTHERWISE NOTED
- CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
- SEE SPECIFICATION SHEETS FOR LIGHT FIXTURES, PLUMBING FIXTURES, HARDWARE, ETC DO NOT SCALE DRAWINGS

SOLOMON DESIGN GROUP INC	Date: Jan 24, 2023
	Scale: 3/16" = 1'-0"
Project: 75 Waterbury Dr. Wpg.	Drawn by: PR
	Checked by: GP
Drawing Title: EXTERIOR ELEVATIONS	Dwg No: A102



DISCLAIMER (TYPICAL FOR ALL DRAWINGS IN DRAWING SET)

- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS & LEVELS PRIOR TO COMMENCEMENT OF WORK AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY OR DIVISION TO THIS DESIGNER IMMEDIATELY
- BEAM, COLUMN, PILE QUANTITIES & SIZES ARE PRELIMINARY UNTIL FINALIZED BY STAMPED DRAWING FROM STRUCTURAL ENGINEER
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CANNOT BE REPRODUCED EXCEPT WITH PERMISSION OF THE DESIGNER, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR IMAGE AS DESIGNER
- ALL DIMENSIONS TAKEN TO FACE OF FINISHED MATERIAL UNLESS OTHERWISE NOTED
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- DO NOT SCALE DRAWINGS

No.	Description	Date

SOLOMON DESIGN GROUP INC

Date: Jan 24, 2023

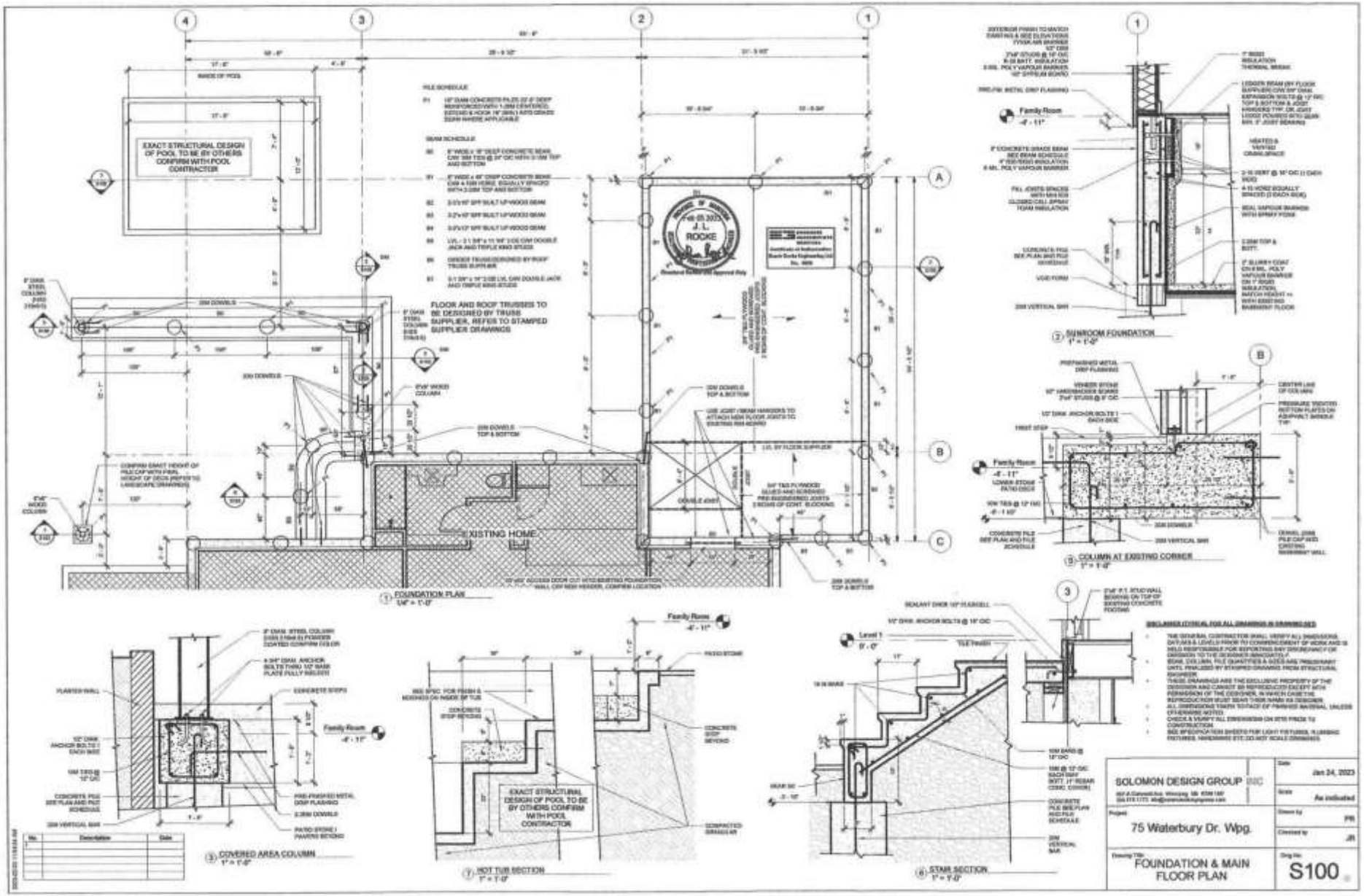
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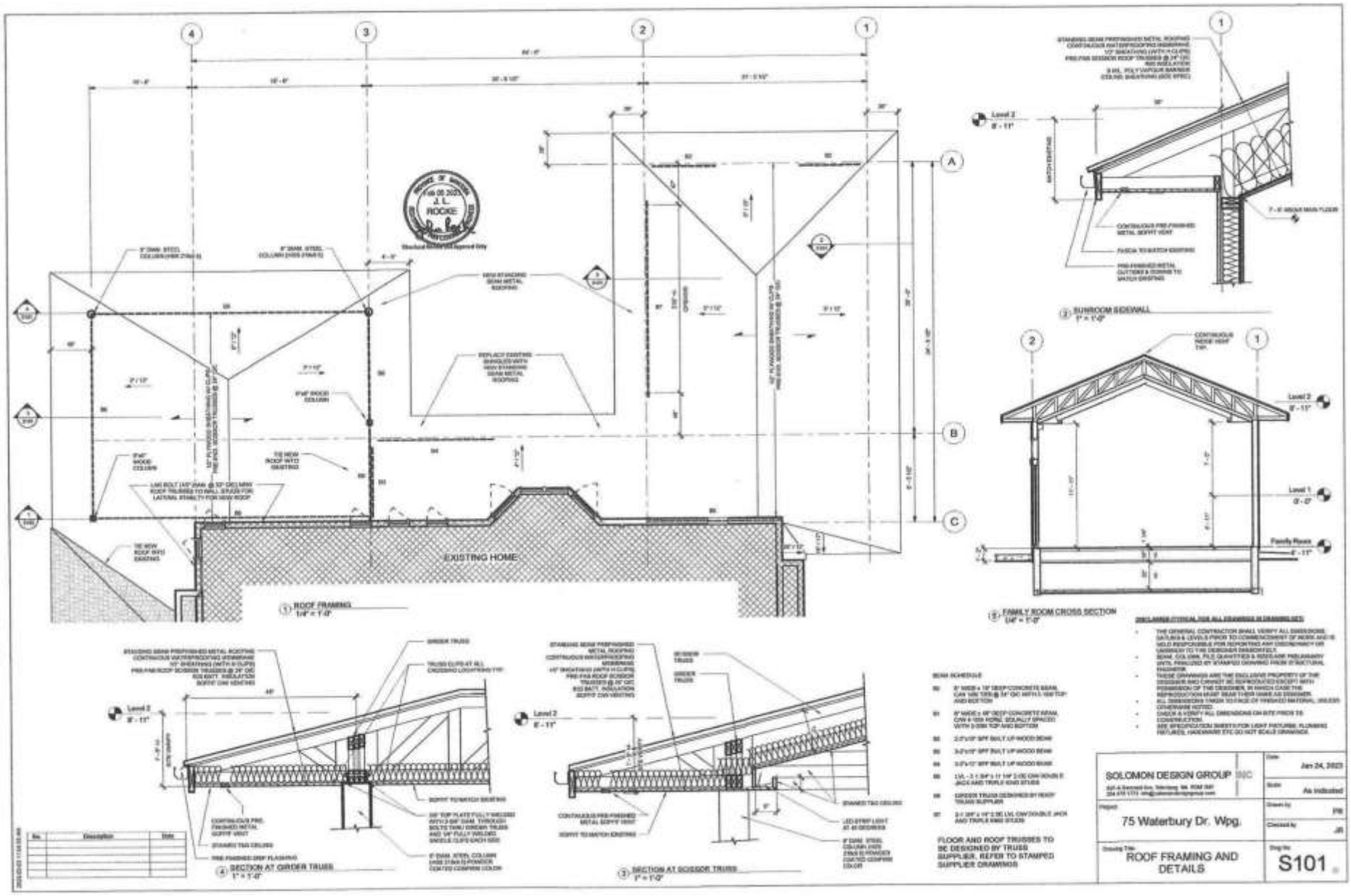
Drawn by: PR

Checked by: GP

Drawing Title: VIEWS

Dwg No: A103


EXACT STRUCTURAL DESIGN OF POOL TO BE BY OTHERS. CONFIRM WITH POOL CONTRACTOR
FLOOR AND ROOF TRUSSES TO BE DESIGNED BY TRUSS SUPPLIER, REFER TO STAMPED SUPPLIER DRAWINGS
EXISTING HOME
FOUNDATION PLAN
1/4" = 1'-0"
SUNROOM FOUNDATION
1" = 1'-0"
COLUMN AT EXISTING CORNER
1" = 1'-0"
COVERED AREA COLUMN
1" = 1'-0"
HOT TUB SECTION
1" = 1'-0"
STAIR SECTION
1" = 1'-0"
EXACT STRUCTURAL DESIGN OF POOL TO BE BY OTHERS CONFIRM WITH POOL CONTRACTOR
SOLOMON DESIGN GROUP INC
Jan 24, 2023
As indicated
75 Waterbury Dr. Wpg.
FOUNDATION & MAIN FLOOR PLAN
S100


EXISTING HOME
1 ROOF FRAMING
1/4" = 1'-0"
2 SUNROOM SIDEWALL
1" = 1'-0"
3 FAMILY ROOM CROSS SECTION
1/4" = 1'-0"
4 SECTION AT GIRDER TRUSS
1" = 1'-0"
3 SECTION AT SCISSOR TRUSS
1" = 1'-0"
FLOOR AND ROOF TRUSSES TO BE DESIGNED BY TRUSS SUPPLIER. REFER TO STAMPED SUPPLIER DRAWINGS
SOLOMON DESIGN GROUP
75 Waterbury Dr. Wpg.
ROOF FRAMING AND DETAILS
S101

GENERAL NOTES

THIS BUILDING IS CLASSIFIED AS PART 9 HOUSING AND SMALL BUILDING THE DESIGN OF THIS BUILDING IS IN ACCORDANCE WITH:
2011 MANITOBA BUILDING CODE (INCLUDING THE 2012 MANITOBA ENERGY CODE AMENDMENT).
2011 MANITOBA BUILDING CODE (INCLUDING THE 2012 MANITOBA ENERGY CODE AMENDMENT).
- 2011 MANITOBA BUILDING CODE,
- 9.4 "STRUCTURAL REQUIREMENTS,
- 9.4.1.1. "GENERAL," 9.4.1.1.(3)(a), 9).(3) AND 9.4.4.4.

1. DO NOT SCALE DRAWINGS

2. DESIGN SPECIFIED FLOOR LOADS = 40 PSF. DESIGN SPECIFIED SNOW LOAD = 38 PSF. NOTE: LOAD REDUCTIONS HAVE BEEN USED IN THE DESIGN OF THIS STRUCTURE. DESIGN LOADS AND ASSUMPTIONS AS PER THE 2011 MANITOBA BUILDING CODE AND TABLE 1 "DESIGN ASSUMPTIONS" OF THE SPAN BOOK 2004 EDITION.

3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS PREPARED BY OTHERS. ANY INFORMATION MISSING ON THIS DRAWING MUST BE OBTAINED FROM SAID ARCHITECTURAL PLANS. COORDINATE AND VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION

4. SEE ARCHITECTURAL DRAWINGS FOR ELEVATIONS, SLOPES, REVISH OPENING DIMENSIONS FOR WINDOWS, DOORS, ETC.

5. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENINGS IN FLOORS, ROOF, WALLS, ETC.

6. DO NOT CUT OR DRILL OPENINGS IN ANY STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL FROM BEACH ROCKE ENGINEERING LTD.

7. STRUCTURAL DRAWINGS SHOW THE COMPLETED STRUCTURE. THEY DO NOT SHOW COMPONENTS WHICH MAY BE NECESSARY FOR SAFETY DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY AND TO ENSURE THAT ALL SUBTRADES CONFORM TO THE LATEST REGULATION OF THE PROVINCIAL "BUILDING PROTECTION ACT". TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AS REQUIRED THEREIN AND TO NOTIFY LOCAL AUTHORITIES AS REQUIRED BY LAW. THE GENERAL CONTRACTOR SHALL DESIGN ALL BRACING, FORM WORK, AND BRACING TO ENSURE PROPER CONSTRUCTION AND EXECUTION.

8. THE CONSTRUCTION SHALL CONFORM TO THE COLD WEATHER REQUIREMENTS OF THE CSA STANDARD A23.1/A23.2 AND THE NATIONAL BUILDING CODE

9. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO LOCATE ALL SITE SERVICES PRIOR TO CONSTRUCTION

10. THE CONTRACTOR SHALL VISIT THE SITE, AND NOTE ALL CHARACTERISTICS AND IRREGULARITIES AFFECTING THE WORK OF THIS PROJECT.

11. NOTHING HEREIN INDICATES OR IMPLIES THAT BEACH ROCKE ENGINEERING LTD. HAVE OR WILL BE MAKING ANY SITE/FIELD OBSERVATIONS OR INSPECTIONS.

12. THE BUILDING AND, IN PARTICULAR, THE FOUNDATION IS DESIGNED BASED ON A CONFLICTS SYSTEM THAT COMPLIES WITH THIS STUDY AND PRESCRIPTIVE REQUIREMENTS OF PART 9 OF THE 2011 MANITOBA BUILDING CODE TO ENSURE ALLOWABLE LOADS GIVEN IN THIS SYSTEM INCLUDES LOAD SHARING (REDISTRIBUTION OF LOADS) BY COMPONENTS SUCH AS ADJACENT STUDPOSTS, WOOD FRAMED WALLS, CONCRETE WALLS AND CONCRETE GRADE BEAMS MADE AT PLIGABLE Z.

ADDITIONS OR RENOVATIONS

PRIOR TO ADDRESSING THE FRAMING FOR THE STRUCTURAL RENOVATION WORK SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL EXPOSE ALL THE EXISTING STRUCTURAL FRAMING THAT WILL BE AFFECTED AND/OR CONNECTED BY THE RENOVATION WORK. THE STRUCTURAL FRAMING SHALL BE INSPECTED AND REVIEWED BEFORE ANY RENOVATION WORK IS DONE, SO AS TO ENSURE THAT THE PROPOSED STRUCTURAL RENOVATION WORK IS FEASIBLE, OR CHANGES AND/OR ADJUSTMENTS TO THE DRAWINGS ARE REQUIRED. BEACH ROCKE ENGINEERING LTD. WILL ACCEPT NO RESPONSIBILITY AND/OR LIABILITIES IF THIS INSPECTION AND REVIEW IS NOT DONE.

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE CAN/CSA-S16.09-01 BY FULLY CERTIFIED MEMBERS OF THE CANADIAN INSTITUTE OF STEEL CONSTRUCTION.
ALL STRUCTURAL STEEL SHALL CONFORM TO THE CAN/CSA-G40.21-98W CLASS C TO G40.8 AND SHAPES INDICATED ON THE DRAWINGS. ALL W(S) (S) AND PL(ATES) SHALL BE G40.21-300W "XC" ELIGIBILITY(300) W GRADES OR S(350) ARE PERMITTED WITHOUT WRITTEN APPROVAL OF BEACH ROCKE ENGINEERING LTD.
ALL FABRICATION SHALL BE CARRIED OUT IN PLANT FACILITIES CERTIFIED BY THE CANADIAN INSTITUTE OF STEEL CONSTRUCTION (CISC) AND/OR CANADIAN WELDING BUREAU (CWB). SITE FABRICATION IS NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM BEACH ROCKE ENGINEERING LTD.
ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CSA W59 BY WELDERS FULLY CERTIFIED FOR STRUCTURAL WELDING BY THE CANADIAN WELDING BUREAU (CWB). ALL BASE AND CAP PLATES SHALL BE FULLY WELDED TO COLUMNS.
STRUCTURAL FASTENERS SHALL BE A325 BOLTS. ANCHOR BOLTS SHALL BE 19" LONG (DIA 1" HOOK (A307) UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. BASE AND CAP PLATES SHALL BE 1/2" THICK. CAP PLATES TO HAVE MIN. 4 (M3.7 (A325) CONNECTION UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.
KNOWN TEMPORARY GUYING AND BRACING AS NECESSARY TO PROVIDE STABILITY FOR THE WHOLE STRUCTURE UNTIL DECKING AND PERMANENT BRACING IRE SECURED IN PLACE.
HOLES ARE NOT PERMITTED IN THE TOP FLANGES UNLESS NOTED OTHERWISE ON THE DRAWINGS.
INTERIOR STEEL SHALL BE PAINTED WITH ONE COAT OF RED OXIDE PRIMER, AFTER HAVING BEEN CLEANED TO SSPC-SP2.
CLEAN ALL FIELD WELDS AND TOUCH UP WITH PRIMER TO MATCH SHOP COAT.
DESIGN AND FABRICATE CONNECTIONS FOR THE FULL STRENGTH OF THE MEMBER. SPLICING OF MEMBERS IS NOT PERMITTED UNLESS WRITTEN APPROVAL FROM BEACH ROCKE ENGINEERING LTD. HAS BEEN PROVIDED.
ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.

FOUNDATION NOTES

1. ALL STRAIGHT SHAFT CONCRETE PILES ARE DESIGNED AS CAST-IN-PLACE FRICTION ELEMENTS IN FIRM DRY UNDISTURBED MATERIAL WITH AN ALLOWABLE FRICTION CAPACITY OF 330 PSF. ULS VALUES FOR PILES ON "CLAYSOILS" = 400 PSF AND ALL OTHER PILES ULS = 450 PSF. THE DESIGN OF THE FRICTION PILES IS NOT HIGHLY TECHNICAL. THE CONTRACTOR SHALL PROVIDE A FIELD REVIEW TO ASCERTAIN THAT THE SUBSURFACE CONDITIONS ARE CONSISTENT WITH THE DESIGN AND THAT CONSTRUCTION IS CARRIED OUT IN ACCORDANCE WITH THE DESIGN AND GOOD ENGINEERING PRACTICE. DURING THE CONSTRUCTION AND FIELD REVIEW OF THE CAST-IN-PLACE FRICTION PILES THE CONTRACTOR SHALL RECORD ALL PERTINENT INFORMATION FOR EACH PILE. NOTE: ALLOWABLE LOADS SHOWN THE ABOVE.

2. FOOTINGS SHALL BE FOUNDED ON FIRM DRY UNDISTURBED SOIL (EXCLUDING SILT) CAPABLE OF PROVIDING AN ALLOWABLE BEARING CAPACITY OF 1500 PSF. ALL EXCLUDED PILES ARE DESIGNED AS END BEARING ELEMENTS FOUNDED ON FIRM DRY UNDISTURBED SOIL (EXCLUDING SILT) CAPABLE OF PROVIDING AN ALLOWABLE BEARING CAPACITY OF 2500 PSF. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE ASSUMPTIONS WITH A SOILS INVESTIGATION. BEACH ROCKE ENGINEERING LTD. ACCEPTS NO LIABILITY FOR THESE ASSUMPTIONS OR FOR ANY NECESSITY OF THE FOUNDATION RESULTING FROM CONTAMINATED CONDITIONS.

3. IF DURING CONSTRUCTION, THE CONTRACTOR DETERMINES THAT THE SOIL CONDITIONS OR GROUNDWATER IS FOUND NOT TO BE OF THE TYPE OR IN THE CONDITION USED IN THE DESIGN ASSUMPTIONS AND AS INDICATED ON THE DRAWINGS AND GENERAL NOTES, THE DESIGN SHALL BE REASSESSED BY BEACH ROCKE ENGINEERING LTD.

4. IF DURING CONSTRUCTION, THE CONTRACTOR DETERMINES THAT CLIMATIC OR ANY OTHER CONDITIONS CHANGE THE PROPERTIES OF THE SOIL, ROCK OR GROUNDWATER, THE DESIGN SHALL BE REASSESSED BY BEACH ROCKE ENGINEERING LTD.

5. AS PER 9.4.1.5 & 9.4.4.1. OF THE MANITOBA BUILDING CODE "CLASSIFICATION OF SOILS" CLAY AND SILT MAY BE CLASSIFIED AS "STIFF" IF IT IS DIFFICULT TO INDENT BY THUMB PRESSURE. "FIRM" IF IT CAN BE INDENTED BY MODERATE THUMB PRESSURE, "SOFT" IF IT CAN BE EASILY PENETRATED BY THUMB PRESSURE. HAND VANE TEST IS CARRIED OUT ON UNDISTURBED SOIL WITH WALL OF A TEST PIT.

6. THE FOUNDATION DESIGN IS COMPLIANT WITH LIMIT STATES DESIGN AS DEFINED IN THE 2011 MANITOBA BUILDING CODE (PART 9) AND CANADIAN FOUNDATION ENGINEERING MANUAL 4TH EDITION.

7. THE FOUNDATION/BUILDING DESIGN IS COMPLIANT WITH 9.4.4.4. ALL TELEPOSTS SHALL HAVE A MINIMUM 3" ADJUSTABILITY AND BE ISOLATED FROM NON-STRUCTURAL ELEMENTS SUCH AS CONCRETE SLAB-ON-GRADE FLOORS WITH A SLIP JOINT. ALL NON-LOAD BEARING BASEMENT INTERIOR AND EXTERIOR PARTITION WALLS SHALL BE FLOATED 1" OF MINIMUM.

8. ALL SLAB-ON-GRADE FLOORS AND UN-INSULATED SHALLOW FOUNDATIONS WILL EXPERIENCE MOVEMENT AND CRACKING DUE TO HEAVING AND SOIL'S EXPANSION RESULTING FROM THE NATURE OF THE CLAY SOIL, PRECIOUS AND PRESENT LEVEL OF VEGETATION AT THE SITE, SOIL MOISTURE LEVELS AND CONSTRUCTION PRACTICES. BEACH ROCKE ENGINEERING LTD. ACCEPTS NO LIABILITY FOR THIS CRACKING AND/OR MOVEMENT. THE OWNER/CONTRACTOR SHALL ENSURE THAT ANY CONCRETE SLAB-ON-GRADE FLOOR MOVEMENTS WILL NOT BE TRANSFERRED TO ANY OF THE STRUCTURAL ELEMENTS OF THE BUILDING BY CONSTANT MONITORING AFTER CONSTRUCTION IS COMPLETED.

9. THE FOUNDATION DESIGN ASSUMES THAT:
a. ALL TELEPOSTS SHALL BE CONTINUOUSLY MONITORED AND ADJUSTED, IF REQUIRED, BY SKILLED PROFESSIONAL'S EXPERIENCED IN THIS TYPE OF WORK, DURING (BY CONTRACTOR) AND AFTER (BY OWNER) CONSTRUCTION HAS BEEN COMPLETED.
b. POSITIVE DRAINAGE AWAY FROM THE EXTERIOR OF THE BUILDING SHALL BE CONTINUOUSLY MAINTAINED DURING (BY CONTRACTOR) AND AFTER (BY OWNER) CONSTRUCTION IS COMPLETED.
c. THE SUMP AND DRAINAGE SYSTEM SHALL BE CONTINUOUSLY MAINTAINED DURING (BY CONTRACTOR) AND AFTER (BY OWNER) CONSTRUCTION IS COMPLETED. MEASURES SHALL BE TAKEN TO ENSURE THE SUMP DISCHARGE IS CONTINUOUSLY AND PROPERLY MAINTAINED TO PREVENT FREEZING AND SLOWDOWN AFTER (BY OWNER) CONSTRUCTION IS COMPLETED.
d. ALL FLOATED NON-LOAD BEARING BASEMENT INTERIOR AND EXTERIOR PARTITION WALLS SHALL BE CONTINUOUSLY MONITORED DURING (BY CONTRACTOR) AND AFTER (BY OWNER) CONSTRUCTION IS COMPLETED TO ENSURE THAT THE FLOAT IS MAINTAINED.

7. ALL TELEPOST LOADS ARE UNFACTORED (IN LIVE/DEAD) UNLESS SHOWN OTHERWISE.

8. SUMP TO HAVE 18" DIAMETER HOLES ON A 3'x3' GRID ONLY ON LATRA IN CONTACT WITH GRAVEL/LAR DRAINAGE AGGREGATE FILTER NO HOLES IN BOTTOM 10" OF SUMP. THE SUMP SHALL BE A MINIMUM OF 36" AWAY FROM ALL CONCRETE FOOTINGS (MEASURED FROM TO EDGE). THE FINAL LOCATION OF THE SUMP BY OWNER/CONTRACTOR.

9. BELOW GRADE BASMENT WALLS TO HAVE AN EXTERIOR WATERPROOFING SYSTEM AND DRAINAGE MAT APPLIED CONTINUOUS FROM GRADE TO WEEPING TILE.

10. ANY CURRENT OR PRE-EXISTING (WITHIN TWO YEARS) PRIOR TO CONSTRUCTIONS LARGE VEGETATION SUCH AS TREES AND BUSHES SHALL BE REPORTED TO BEACH ROCKE ENGINEERING LTD. PRIOR TO CONSTRUCTION.

REINFORCING STEEL

REINFORCING STEEL SHALL BE NEW BILLET (SO GRADE) BARS MANUFACTURED AND DETAILED IN ACCORDANCE WITH CAN/CSA-G30.18-M92, 300 MINIMUM YIELD STRENGTH OF 400MPA.
REINFORCING STEEL SHALL BE FREE FROM LOOSE RUST, MUD, OIL OR OTHER COATINGS WHICH MAY REDUCE THE BOND OR HARM THE CONCRETE.
REINFORCING STEEL SHALL BE HELD IN PLACE AND TIED WITH PROPER ACCESSORIES SUCH AS HI-CHAIRS, SPACERS, TIES, ETC. SUPPLIED BY THE REINFORCING STEEL PROVIDER. APPROPRIATE SUPPORT SHALL BE PROVIDED UNDER ALL REPORT ACCESSORIES TO ENSURE THAT THE REINFORCING STEEL IS ACCURATELY POSITIONED.
LAP TOP BARS AT MID-SPAN AND BOTTOM BARS OVER SUPPORTS.
BEND ALL HORIZONTAL STEEL 180° AROUND CORNERS, OR USE EXTRA 24"x24" CORNER BARS TO MATCH HORIZONTALS.
PROVIDE 2-15M KICKING ALL SLAB, WALL, & BEAM OPENINGS, UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS.
CONCRETE COVER TO REINFORCING STEEL SHALL BE AS FOLLOWS (UNLESS NOTED OTHERWISE):

T.1	CONCRETE CAST TO DIRECT CONTACT WITH SOIL	-3"
T.2	FORMED CONCRETE IN CONTACT WITH SOIL 19M OR SMALLER	-2"
T.3	FORMED CONCRETE IN CONTACT WITH SOIL 20M OR LARGER	-1 1/2"
T.4	FORMED CONCRETE NOT IN CONTACT WITH SOIL (BEAMS AND COLUMNS)	-1 1/2"
T.5	FORMED CONCRETE NOT IN CONTACT WITH SOIL (SLABS AND WALLS)	-3/4"

CONCRETE

CONCRETE SHALL BE MANUFACTURED AND PLACED IN ACCORDANCE WITH THE CSA STANDARDS A23.1-09/A23.2-09.
PROVIDE A MINIMUM 150mm (6") VOID UNDER ALL BEAMS, WALLS AND STRUCTURAL SLABS. VOID TO BE DRAINMAT OR APPROVED CARDBOARD VOIDFORM.
VIBRATE ALL CONCRETE TO ENSURE COMPLETE CONSOLIDATION.
THE LOCATIONS OF CONSTRUCTION JOINTS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE APPROVED BY BEACH ROCKE ENGINEERING LTD. IN WRITING.
WHEN THE OUTDOOR TEMPERATURE FALLS BELOW 5 DEGREES CELSIUS, THE CONTRACTOR SHALL CONFORM TO CSA STANDARDS A23.1-09/A23.2-09 AND THE NATIONAL BUILDING CODE FOR COLD WEATHER CONCRETE PROCEDURES.
CONCRETE SHALL CONFORM TO THE FOLLOWING:

NAME / CLASS	CONC. TYPE	EXPOSURE	MAX. W/C	SLUMP (±8)	ENTRAINMENT
PILES	TYPE 30	S(NF) @ 28 DAYS	04*	5" ± 2"	N-2
FOOTINGS	TYPE 30	S(NF) @ 28 DAYS	04*	5" ± 2"	N-2
GRADE BEAMS	TYPE 30	S(NF) @ 28 DAYS	04*	5" ± 2"	F-2
WALLS	TYPE 30	S(NF) @ 28 DAYS	04*	5" ± 2"	F-2
SLP WALLS	TYPE 30	S(NF) @ 28 DAYS	05*	5" ± 2"	F-2
BASEMENT OR EXT. SLABS	TYPE 30	S(NF) @ 28 DAYS	04*	5" NOM	N
GARAGE OR EXT SLABS	TYPE 40	S(NF) @ 28 DAYS	04*	5" ± 2"	C-2

CONCRETE FOOTINGS

THE CONTRACTOR SHALL LOCATE ALL SITE SERVICES PRIOR TO EXCAVATION. BEARING SURFACES SHALL BE INSPECTED BY A QUALIFIED INSPECTOR TO VERIFY THE ALLOWABLE BEARING CAPACITY AND TO ENSURE ALL LOOSE AND DISTURBED MATERIAL HAS BEEN REMOVED AND REPLACED WITH COMPACTED GRANULAR MATERIAL.
ROCK SURFACES IN THE FOUNDATION SHALL BE APPROVED BY THE ENGINEER.

CAST-IN-PLACE PILES

THE CONTRACTOR SHALL LOCATE ALL SITE SERVICES PRIOR TO PILING.
ALL HOLES SHALL BE DRILLED TO THE DEPTHS AND DIAMETERS SHOWN ON THE DRAWINGS. BEACH ROCKE ENGINEERING LTD. SHALL BE NOTIFIED IMMEDIATELY IF IT IS IMPOSSIBLE TO ATTAIN THE DEPTHS OR DIAMETERS INDICATED. NO CONCRETE OR EXTRAS WILL BE CONSIDERED DUE TO ANY REVISION IN SIZE FROM THE SOIL CONDITIONS ENCOUNTERED.
ALL PILE HOLES SHALL BE POURED WITHIN AN 8 HOUR TIME PERIOD. NO MORE THAN 4 HOLES SHALL BE LEFT OPEN AT ANY TIME.
SLEEVES SHALL BE PLACED THROUGH ANY SOIL THAT MAY SLOUGH DURING CONSTRUCTION OF THE PILE.
CONCRETE SHALL BE PLACED INTO HOLES IN ONE CONTINUOUS POUR IMMEDIATELY AFTER HOLES ARE DRILLED. CONSOLIDATE THE TOP 10 FEET WITH A MECHANICAL VIBRATOR. PROTECT THE TOP OF THE PILE FROM FREEZING WHEN THE TEMPERATURE FALLS BELOW 5 DEGREES CELSIUS. ANY FROZEN CONCRETE WILL BE REJECTED.
PROVIDE FULL LENGTH REINFORCING FOR PILES IN UNHEATED AREAS. PROVIDE A GRADED KONDUCTOR FOR TOP 7'-6" FOR UN-INSULATED ECTERIOR CONCRETE PILES OR PROVIDE A 30" DIAMETER BELL AT THE BOTTOM OF THE PILE LENGTH SPECIFIED ON THE DESIGN DRAWINGS (NOTE: BELL IS TO PROVIDE UPLIFT RESISTANCE ONLY).
DEVIATOR ALL PILES UNDER GRADE BEAMS OR WALLS UNLESS OTHERWISE NOTED.

CAST-IN-PLACE BELLED PILES

THE CONTRACTOR SHALL LOCATE ALL SITE SERVICES PRIOR TO PILING.
ALL HOLES SHALL BE DRILLED TO THE DEPTHS AND DIAMETERS SHOWN ON THE DRAWINGS. BEACH ROCKE ENGINEERING LTD. SHALL BE NOTIFIED IMMEDIATELY IF IT IS IMPOSSIBLE TO ATTAIN THE DEPTHS OR DIAMETERS INDICATED.
ALL PILE HOLES SHALL BE POURED WITHIN AN 8 HOUR TIME PERIOD. NO MORE THAN 4 HOLES SHALL BE LEFT OPEN AT ANY TIME.
SLEEVED SHALL BE PLACED THROUGH ANY SOIL THAT MAY SLOUGH DURING CONSTRUCTION OF THE PILE.
CONCRETE SHALL BE PLACED INTO HOLES IN ONE CONTINUOUS POUR IMMEDIATELY AFTER HOLES ARE DRILLED. CONSOLIDATE THE TOP 10 FEET WITH A MECHANICAL VIBRATOR. PROTECT THE TOP OF THE PILE FROM FREEZING WHEN THE TEMPERATURE FALLS BELOW 5 DEGREES CELSIUS. ANY FROZEN CONCRETE WILL BE REJECTED.
PROVIDE FULL LENGTH REINFORCING FOR PILES IN UNHEATED AREAS.
CENTER ALL PILES UNDER GRADE BEAMS OR WALLS UNLESS OTHERWISE NOTED.

THICKENED EDGE SLAB ON GRADE

THE CONTRACTOR SHALL LOCATE ALL SITE SERVICES PRIOR TO EXCAVATION.
THICKENED EDGE SLAB-ON-GRADE FOUNDATIONS SHALL BEAR ON NATIVE UNDISTURBED SOIL WITH AN ALLOWABLE BEARING CAPACITY OF 1500 PSF.
STRIP THE SITE OF ALL ORGANIC MATERIAL TO EXPOSE NATIVE UNDISTURBED SOIL.
WHERE FOUNDATIONS ARE TO BE KEPT ALLED.
PROOF ROLL UNDISTURBED SOIL TO IDENTIFY ANY SOFT SPOTS. ALL SOFT SPOTS SHALL BE SUB-CUT AND REMOVED. REPLACE SUFT SPOTS WITH 3" LIFTS OF COMPACTED GRANULAR "C" BASE.
THE COMPACTION OF ALL GRANULAR (""" BASE MATERIAL) SHALL BE 98% MINIMUM.
THE RUB JOINTS IN THE FOUNDATION SHALL BE APPROVED BY THE ENGINEER.

WOOD NOTES

ALL LUMBER COMPONENTS SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE CAN/CSA-O86-09.

ALL LUMBER SHALL CONFORM TO "NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER", AND THE GRADE SHALL BE CLEARLY IDENTIFIED ON ALL PIECES.

ALL DIMENSIONAL LUMBER SHALL BE NO 2 GRADE, OR BETTER, UNLESS NOTED OTHERWISE ON DRAWINGS.

FRAMED WALLS AND ROOF SYSTEMS SHALL BE ADEQUATELY BRACED UNTIL CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL SUPPLY AND ERECT ALL BRACING NECESSARY TO PROVIDE STABILITY FOR THE STRUCTURE AS A WHOLE, INCLUDING DURING THE CONSTRUCTION PHASE.

LOAD BEARING STUDS SHALL BE SHALL HAVE SOLID BLOCKING AT 4'-0" CENTRES.

SHEATHING AND STRUCTURAL ACCESSORIES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

FASTENERS USED FOR FRAMING LUMBER ABOVE GRADE SHALL BE HOT DIPPED AND ZINC COATED.

FASTENERS USED FOR FRAMING PRESERVATIVE-TREATED LUMBER BELOW GRADE SHALL BE STAINLESS STEEL (TYPES 304 AND 316) CONFORMING TO CSA B111-1974.

LUMBER IN CONTACT WITH CONC SHALL BE PRESERVATIVE-TREATED IN ACCORDANCE WITH THE CAN/CSA-080 SERIES-09. THE CUT ENDS AND DRILLED HOLES OF TREATED LUMBER SHALL BE TREATED WITH 2 COATS OF PRESERVATIVE.

JOISTS AND HOLES BELOW GRADE SHALL BE SEALED WITH BUTYL DALUSEO COMPOUND OR EQUAL CONFORMING TO CGSB 19-GP-12M CGSB 19-GP-14, INSTALLED TO PROVIDE A WATERTIGHT SEAL.

ALL STRUCTURAL ENGINEERED WOOD (TIMBERSTRAND, MICRO LAM, PARALLAM, SLVB-LAMINATED, ETC) PRODUCTS SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE CAN/CSA-O86-09 TO SUITSPF'I LOADING CONDITIONS NOTED ON THE DRAWINGS AND (OFM, BUILDING CODE REQUIREMENTS.

FASTEN EXTERIOR SHEATHING AT 6" O.C. AT EDGES, AND 12" O.C. AT INTERMEDIATE MEMBERS.

ALL UNTILE 8'-0" OR LESS SHALL BE 3-2X6 TO SPF NO.1/2 CAN 1 CRIPPLE, 1 KING STUDS, UNLESS NOTED.

ALL UNTILE 8'-0" TO 8'-9" SHALL BE 3-2X10 SPF NO.1/2 CAN 1 CRIPPLE, 2 KING STUDS, UNLESS NOTED.

ALL UNTILE 9'-0" TO 10'-0" SHALL BE 3-2X12 SPF NO.1/2 CAN 1 CRIPPLE, 2 KING STUDS, UNLESS NOTED.

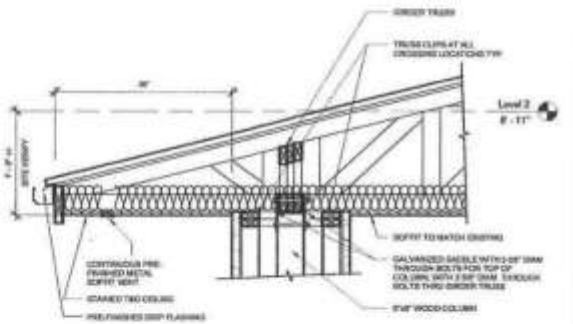
PROVIDE METAL HANGERS AT ALL FLUSH BEAM AND JOIST CONNECTIONS.

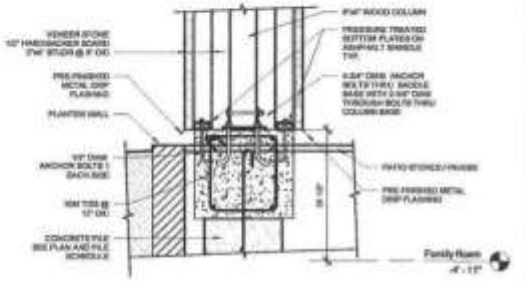
ALL FLOOR JOISTS SHALL HAVE MINIMUM 1/3 BRIDGING AT 8'-10" MAX OC UNLESS NOTED.

ROOF TRUSSES SHALL BE SUPPLIED BETWEEN HEATED & UNHEATED AREAS.
WOOD BEAM SPLICES SHALL MEET MSC 4.4.8.13.3. "JOINT LOCATIONS IN BUILT-UP BEAMS".
POSTS SUPPORTING GIRDER AND/OR BEAMS SHALL HAVE FULL BEARING UNLESS NOTED OTHERWISE.

COLLAMER (TYPICAL FOR ALL DRAWINGS IN DRAWING SET)

- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS & LEVELS PRIOR TO COMMENCEMENT OF WORK AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY OR OMISSION TO THE DESIGNER IMMEDIATELY
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CANNOT BE REPRODUCED EXCEPT WITH PERMISSION OF THE DESIGNER, IN WHICH CASE THE REPRODUCTION MUST BEAR THESE WORDS AS DESIGNED.
- ALL DIMENSIONS TAKEN TO FACE OF FINISHED MATERIAL UNLESS OTHERWISE NOTED.
- CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
- SEE SPECIFICATION SHEETS FOR LIGHT FIXTURES, PLUMBING FIXTURES, APPLIANCES ETC.
- DO NOT SCALE DRAWINGS.





1 STONE CLAD WOOD COLUMN DETAIL
1" = 1'-0"

No.	Description	Date

SOLOMON DESIGN GROUP INC
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Date: Jan 24, 2023
Scale: 1" = 1'-0"
Project: 75 Waterbury Dr. Wpg.
Drawn by: PR
Checked by: JR
Drawing Title: STRUCTURAL NOTES
Dwg No. S102