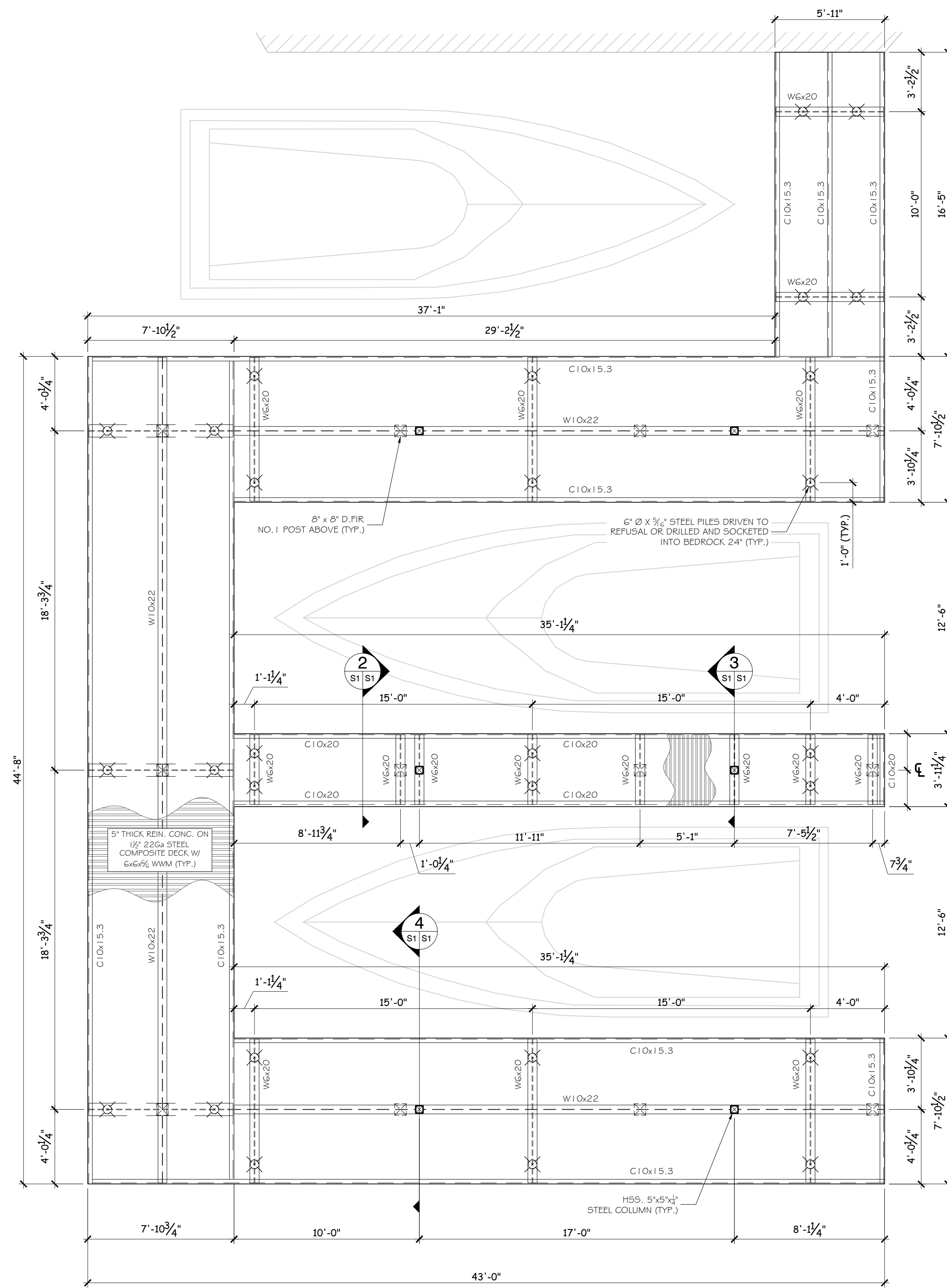
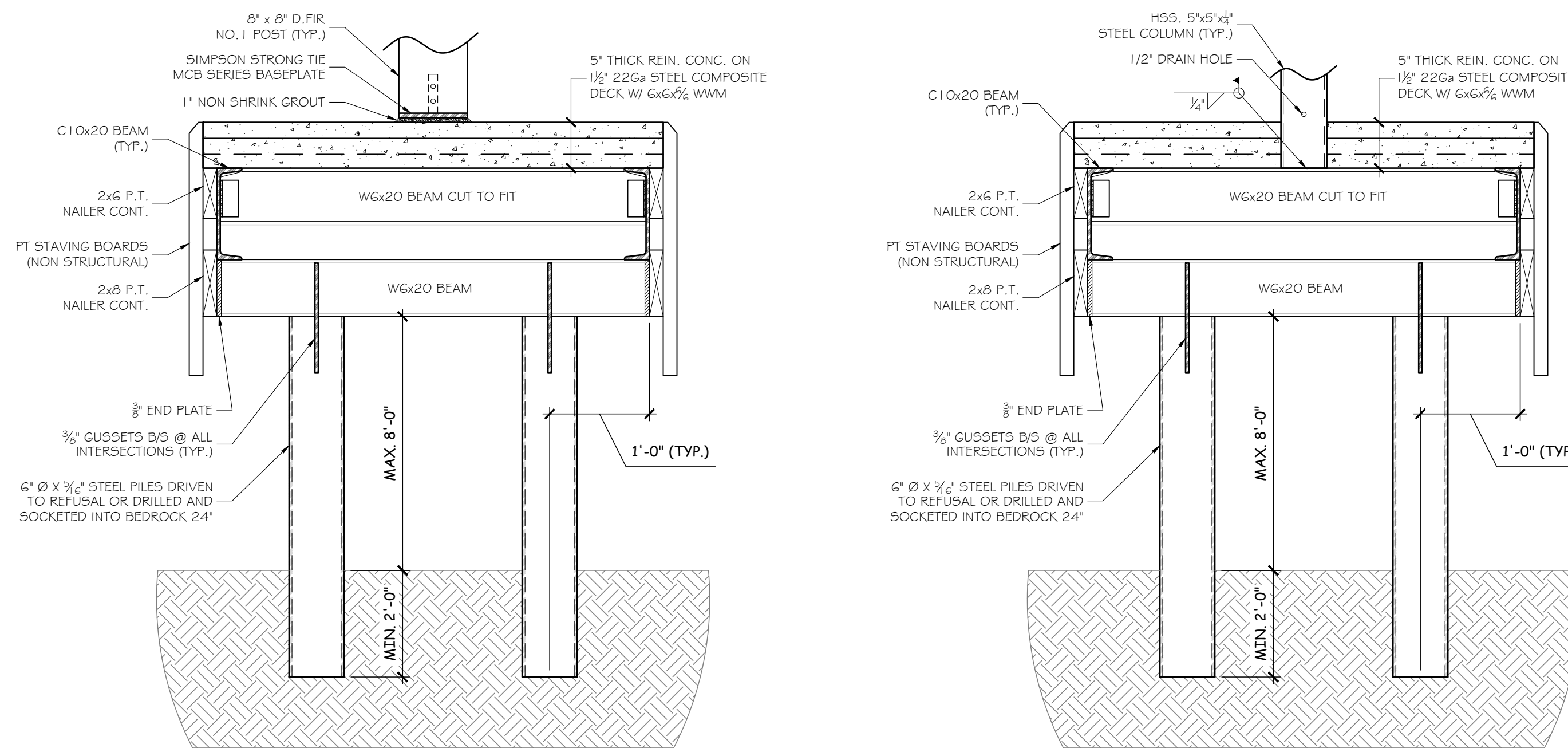


TYP. C10x15.3 TO C10x15.3 SCALE: 1/2" = 1'-0"
 TYP. C10x15.3 TO W10x22 SCALE: 1/2" = 1'-0"
 TYP. C10x15.3 TO C10x20 SCALE: 1/2" = 1'-0"
 TYP. C10x15.3 OR C10x20 TO W6x20 SCALE: 1/2" = 1'-0"

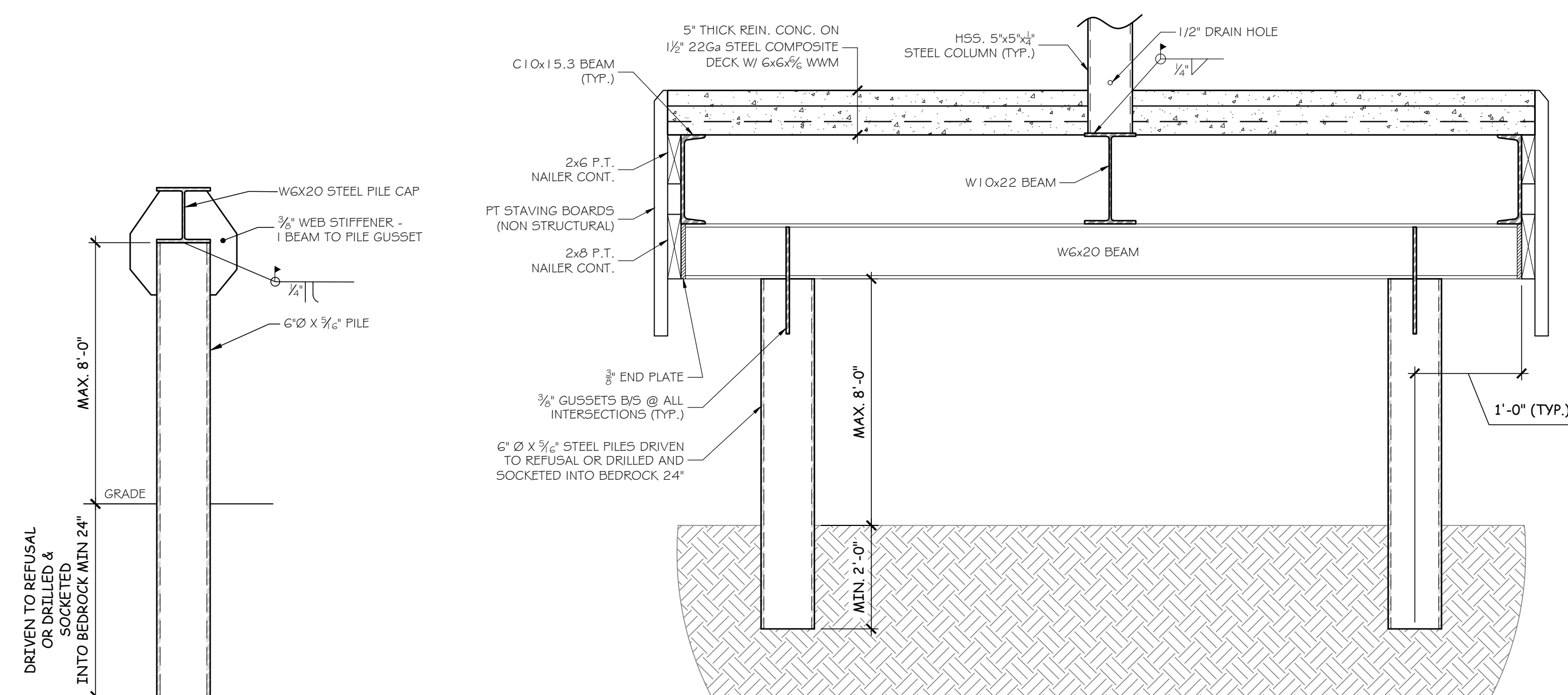


1 BOATHOUSE - SUB-STRUCTURE PLAN
 S1 | S1 SCALE: 1/4" = 1'-0"



2 STRUCTURE SECTION DETAIL
 S1 | S1 SCALE: 1" = 1'-0"

3 STRUCTURE SECTION DETAIL
 S1 | S1 SCALE: 1" = 1'-0"



STEEL PILE SECTION
 SCALE: 1" = 1'-0"

4 STRUCTURE SECTION DETAIL
 S1 | S1 SCALE: 1" = 1'-0"

DESIGN LOADS
 ROOF:
 DL : T6 PSF
 SL : 35 PSF
 DOCK:
 DL : S5 PSF
 LL : 40 PSF
 BOAT LIFT:
 BOAT : 7000 lb
 RIGGING : 1000 lb
 DLA : 1.1

- STEEL NOTES:**
- CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND SAFEGUARDING ALL EXISTING UTILITIES AND STRUCTURES.
 - ALL WORK SHALL BE IN COMPLIANCE WITH THE 2024 EDITION OF THE ONTARIO BUILDING CODE.
 - ALL WELDING SHALL BE TO CAN W59-24 BY THOSE CERTIFIED BY THE CWB, USE E480XX ELECTRODES.
 - STEEL TO BE TO CAN G40.21-1.3. STEEL TO BE Fy=50 ksi, PLATE AND ANGLE TO BE MIN. Fy= 44 ksi, ERECTION TO CSA S16.1-24.
 - STEEL SHALL BE PAINTED 2 COATS 4 SHOP PRIMED TOUCH UP AS REQUIRED.
 - ALL WELDS SHALL BE GROUND SMOOTH AND TOUCHED UP WITH PAINT.
 - ALL BOLTS FOR STEEL CONNECTIONS SHALL BE GALVANIZED AND BE MIN. GRADE ASTM A325. THREADED ROD SHALL BE MIN. GRADE A307 GALVANIZED.
 - CONNECTIONS NOT NOTED ON THESE DRAWINGS SHALL BE MIN. 1/2" FILLET WELD ALL AROUND.
 - INSTALL ALL PREMANUFACTURED BRACKETS & COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & SPECIFICATIONS.
 - THE CONTRACTOR TO PROVIDE ALL NECESSARY TEMPORARY SHORING AND HOARDING TO STRUCTURES & UTILITIES ON SITE.
 - ALL HSS (HOLLOW STRUCTURAL SECTIONS) MUST HAVE A 3" DRAIN AT THE BOTTOM.

- STEEL PILE NOTES:**
- STEEL PILES SHALL BE WEATHERED ATMOSPHERIC STEEL TO ASTM A588, STEEL TO BE Fy=50ksi, UNO
 - THE PILES SHALL BE DRIVEN IN THE POSITIONS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER. PILES SHALL BE DRIVEN VERTICALLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS
 - STEEL PILES SHALL CONFORM TO A STRAIGHTNESS TOLERANCE OF 1" OVER 59'-0" IN LENGTH.
 - THE CONTRACTOR SHALL REMOVE ANY SURFACE AND/OR SHALLOW DEPTH OBSTRUCTIONS TO OBTAIN THE REQUIRED PENETRATION OF THE PILES.
 - THE PILE DRIVING PROCEDURES SHALL NOT SUBJECT THE PILES TO EXCESSIVE AND UNDUE ABUSE PRODUCING DEFORMATION OF THE STEEL. MANIPULATION OF PILES TO FORCE THEM INTO PROPER POSITION WILL NOT BE PERMITTED. PILES DAMAGED BY IMPROPER DRIVING, OR DRIVEN OUT OF PROPER LOCATION, OR DRIVEN BELOW THE CUT-OFF ELEVATION, SHALL BE CORRECTED BY ONE OF THE FOLLOWING METHODS ACCEPTED BY THE ENGINEER:
 - THE PILES SHALL BE WITHDRAWN AND REPLACED BY NEW, IF NECESSARY, LONGER PILES, OR
 - REPLACEMENT PILES SHALL BE DRIVEN ADJACENT TO DEFECTIVE OR LOW PILES, OR
 - THE PILES SHALL BE SPLICED OR BUILT UP, AS OTHERWISE PROVIDED HEREIN, OR A SUFFICIENT PORTION OF THE FOOTING EXTENDED TO PROPERLY EMBED THE PILES. ALL PILES, PUSHED UP BY THE DRIVING OF ADJACENT PILES OR BY ANY OTHER CAUSE, SHALL BE DRIVEN DOWN AGAIN.

- CONCRETE NOTES:**
- ALL PRE MANUFACTURED ANCHORS, FASTENERS AND BRACKETS SHALL BE INSTALLED AS PER THE MANUFACTURER'S INSTALLATION GUIDE, COMPONENTS SHALL BE SELECTED AS PER THE LOADS PROVIDED.
 - ALL BOLTS AND ANCHORS TO BE MIN A307 GRADE. ALL BOLTS AND ANCHORS EXPOSED TO EXTERIOR CLIMATE SHALL BE GALVANIZED.
 - CONCRETE TO BE MIN 32 MPA AT 28 DAY STRENGTH WITH AN AIR CONTENT OF 6%+/-1% AT TIME OF PLACING.
 - ALL CONCRETE DETAILS FOR THE DESIGN, DETAILING, FABRICATION AND ERECTION SHALL COMPLY TO CSA-CAN3-A23.1-24 AND CSA CAN3-A23.3-24.
 - REINFORCING BARS SHALL BE DEFORMED STEEL BARS COMPLYING WITH CSA G30.18-09-M92 (R1998) GRADE 400.
 - DETAIL ALL REINFORCING STEEL IN ACCORDANCE WITH THE REINFORCING STEEL MANUAL OF STANDARD PRACTICE BY THE REINFORCING STEEL INSTITUTE OF ONTARIO, LATEST EDITION.
 - DOVELS SHALL BE PLACED BY TEMPLATE PRIOR TO POURING CONCRETE.
 - INTERRUPTED REBAR TO BE LAP SPLICED FOR FULL DEVELOPMENT, ALL LAP SPLICES SHALL BE CLASS 'B'.
 - MAINTAIN A CLEAR COVER OF 3" FROM SIDES IN CONTACT WITH SOIL AND 2" FROM ALL OTHER SIDES.
 - CHAMFER ALL EXPOSED EDGES NO LESS THAN 34"x34".

3	ZB	2026-04-27	ISSUED FOR PERMIT
2	ZB	2026-04-22	REVISIONS
1	ZB	2026-04-17	REVISIONS
0	ZB	2026-04-01	FOR REVIEW

No. By Date Revisions

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The contractor must check and verify all dimensions on the job prior to start of construction.

DRAWINGS ARE NOT TO BE SCALED

PROJECT NORTH

REGISTERED PROFESSIONAL ENGINEER
 B.D. CAMPBELL
 100172021
 2026-04-27
 PROVINCE OF ONTARIO

ASTERN ENGINEERING GROUP
 CONSULTING ENGINEERS

(813) 345-0400 207 - 100 Strowger Blvd.
 www.EastEng.ca Brockville, Ontario, K6V 5J9

Project Title:
SKIBINSKI BOATHOUSE
 1 LONETREE ISLAND, ISLAND 98J
 LEEDS AND THE THOUSAND ISLANDS, ON.

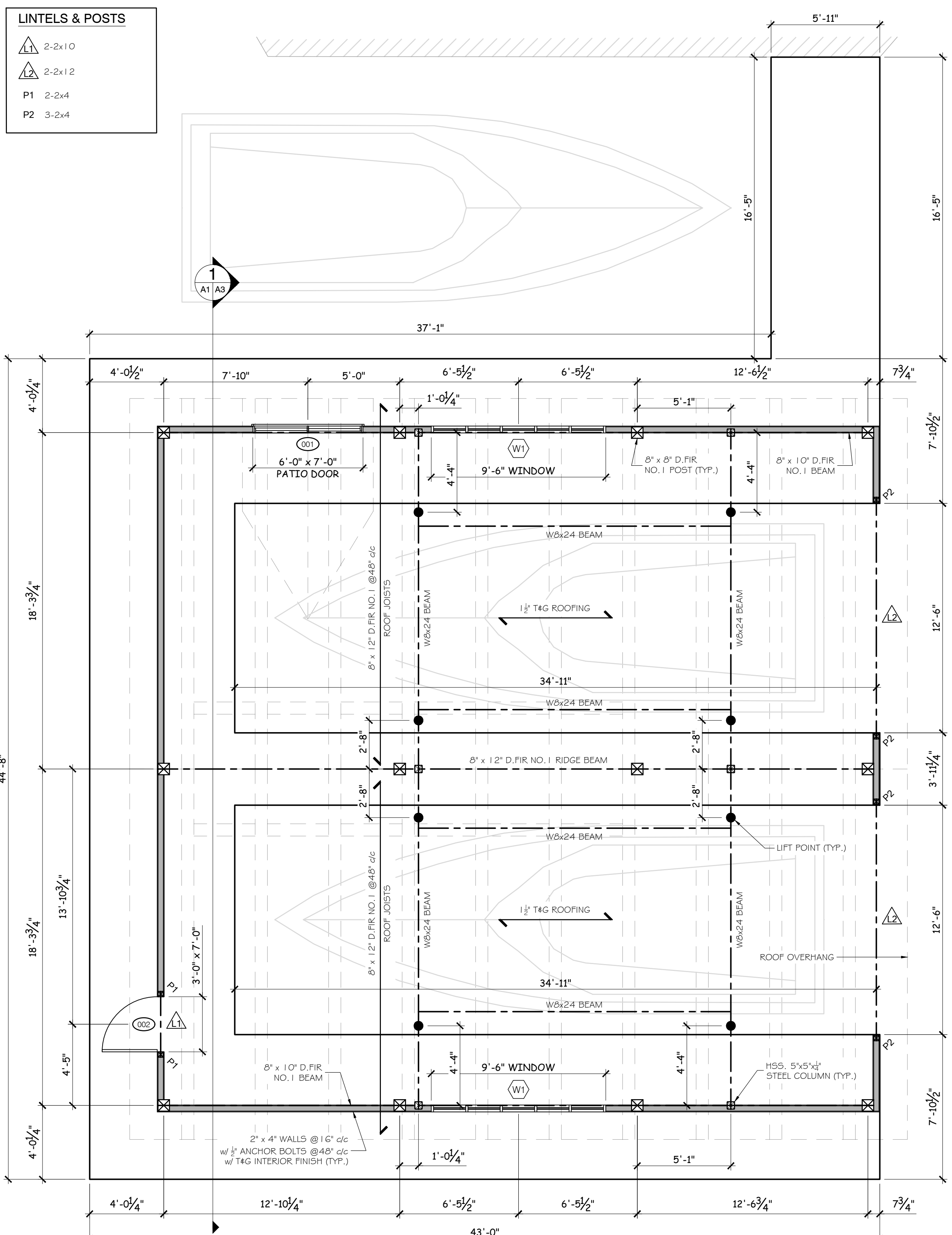
Drawing Title:
STRUCTURE
 Floor plan & Details

Design	ED	Checked	BC	Approved	BC	Project No.	12463
Drawn	ZB	Checked	BC	Date	2026-03-09	Contract No.	

Scale:
 Horizontal: 1/16" = 1'-0"
 Vertical: 1/8" = 1'-0"

S1

REV DATE: 5/15/2026



LINTELS & POSTS	
	2-2x10
	2-2x12
P1	2-2x4
P2	3-2x4

1 BOATHOUSE - DECK PLAN
 S1 S1 SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
 - ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2024 ONTARIO BUILDING CODE.
 - WHERE NOT NOTED ON DRAWINGS, SPACING ON FRAMING MEMBERS TO BE TO THE 2024 ONTARIO BUILDING CODE.
 - SELECTED LOCATION CLIMATIC DESIGN DATA BASED ON GANANOQUE, ONTARIO
 - THE WINDOW AND DOOR ROUGH STUD SIZES OPENING SIZES INDICATED ARE ALL GENERIC DIMENSIONS AND DO NOT REFLECT A SPECIFIC MANUFACTURER'S ROUGH OPENINGS.
 - CONSULT WINDOW AND/OR DOOR SUPPLIER FOR THE REQUIRED ROUGH OPENING SIZES PRIOR TO START OF CONSTRUCTION.
 - ALL EXPOSED EXTERIOR STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE TREATED WITH A PRESERVATIVE TO RESIST DECAY. FIELD CUTS IN PRESSURE TREATED LUMBER SHALL BE PROTECTED WITH A FIELD USE PRESERVATIVE, BRUSHED OR DIPPED ON EXPOSED AREAS.
 - NAILING AND FRAMING SHALL COMPLY WITH THE 2024 ONTARIO BUILDING CODE UNLESS NOTED OTHERWISE.
 - ALL PRE-MANUFACTURED BRACKETS, FASTENERS AND COMPONENTS SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDE.
- FRAMING NOTES:**
- ALL FRAMING TO BE D.FIR No. 1 U.N.O. WHERE EXPOSED TO EXTERIOR APPLICATION LUMBER SHALL BE PRESSURE TREATED LUMBER WITH EXPOSED ENDS AND CUTS DIPPED IN DECAY RESISTANT APPLICATION.
 - WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE SEPARATED BY A MOISTURE BARRIER.
 - ALL PRE-MANUFACTURED ANCHORS, FASTENERS AND BRACKETS SHALL BE INSTALLED AS PER THE MANUFACTURER'S INSTALLATION GUIDE, COMPONENTS SHALL BE SELECTED AS PER THE LOADS PROVIDED.
 - FRAMING BOLTS AND ANCHORS TO BE MIN A307 GRADE. ALL EXPOSED BOLTS, ANCHORS AND STEEL SHALL BE GALVANIZED.
- DRAWING NOTES:**
- ALL DIMENSIONS TO EXTERIOR WALLS ARE TO OUTSIDE OF EXTERIOR SHEATHING.
 - CONTRACTOR TO CONFIRM ELECTRICAL DETAILS.
 - UTILITY & EQUIPMENT LOCATIONS ARE FOR PLANNING PURPOSES ONLY. FINAL LAYOUT SHALL BE SUBJECT TO MECHANICAL CONTRACTOR.
 - ALL FINISH SPECIFICATIONS TO BE APPROVED BY OWNER

No.	By	Date	Revisions
3	ZB	2026-04-27	ISSUED FOR PERMIT
2	ZB	2026-04-22	REVISIONS
1	ZB	2026-04-17	REVISIONS
0	ZB	2026-04-01	FOR REVIEW

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DRAWINGS ARE NOT TO BE SCALED

PROJECT NORTH

LICENCED PROFESSIONAL ENGINEER
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 2026-04-27
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 Brockville, Ontario, K6V 5J9

Project Title:
SKIBINSKI BOATHOUSE

1 LONETREE ISLAND, ISLAND 98J
 LEEDS AND THE THOUSAND ISLANDS, ON.

FLOOR PLAN & NOTES

Design: ED	Checked: BC	Approved: BC	Project No.: 12463
Drawn: ZB	Checked: BC	Date: 2026-03-09	Contract No.:

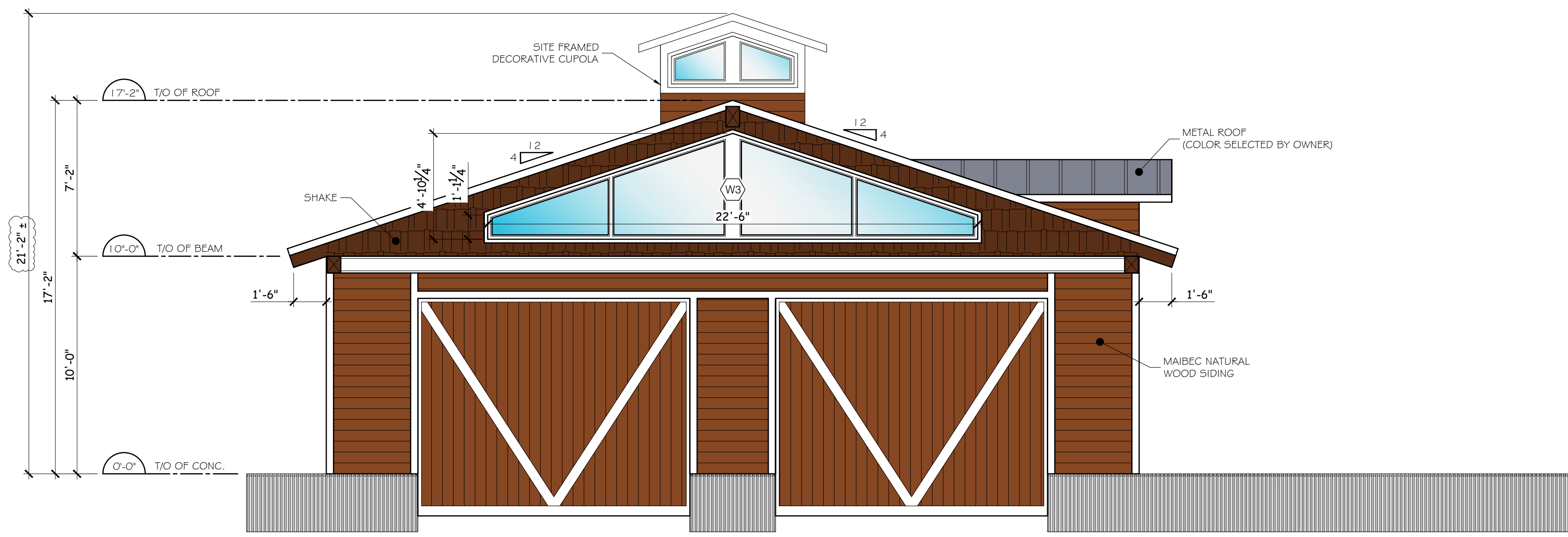
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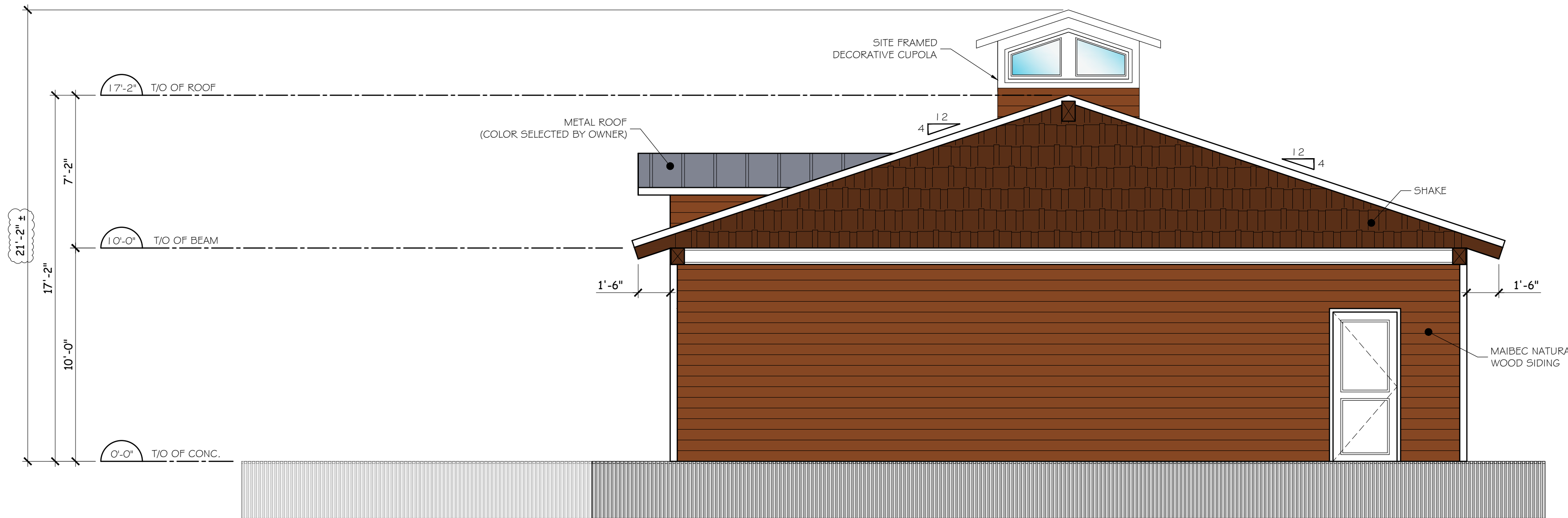
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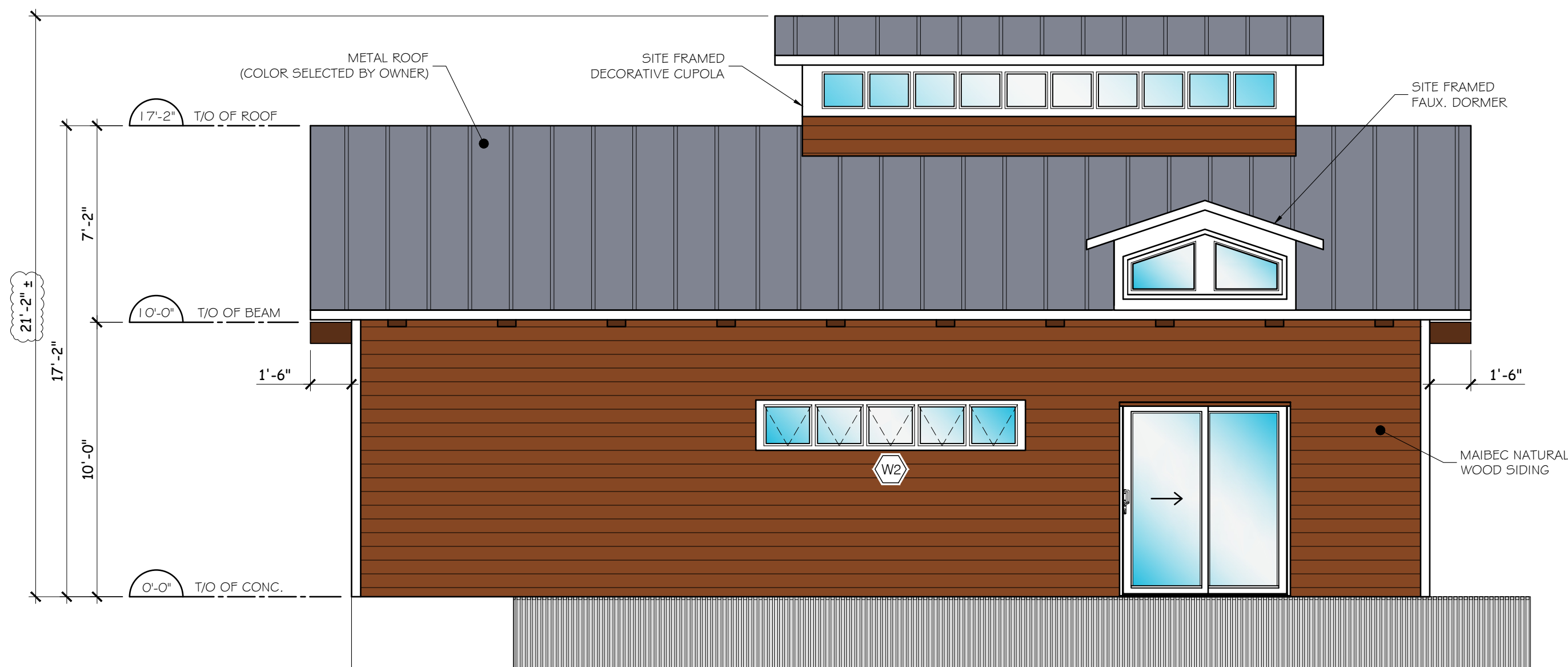
REV DATE: 5/15/2026



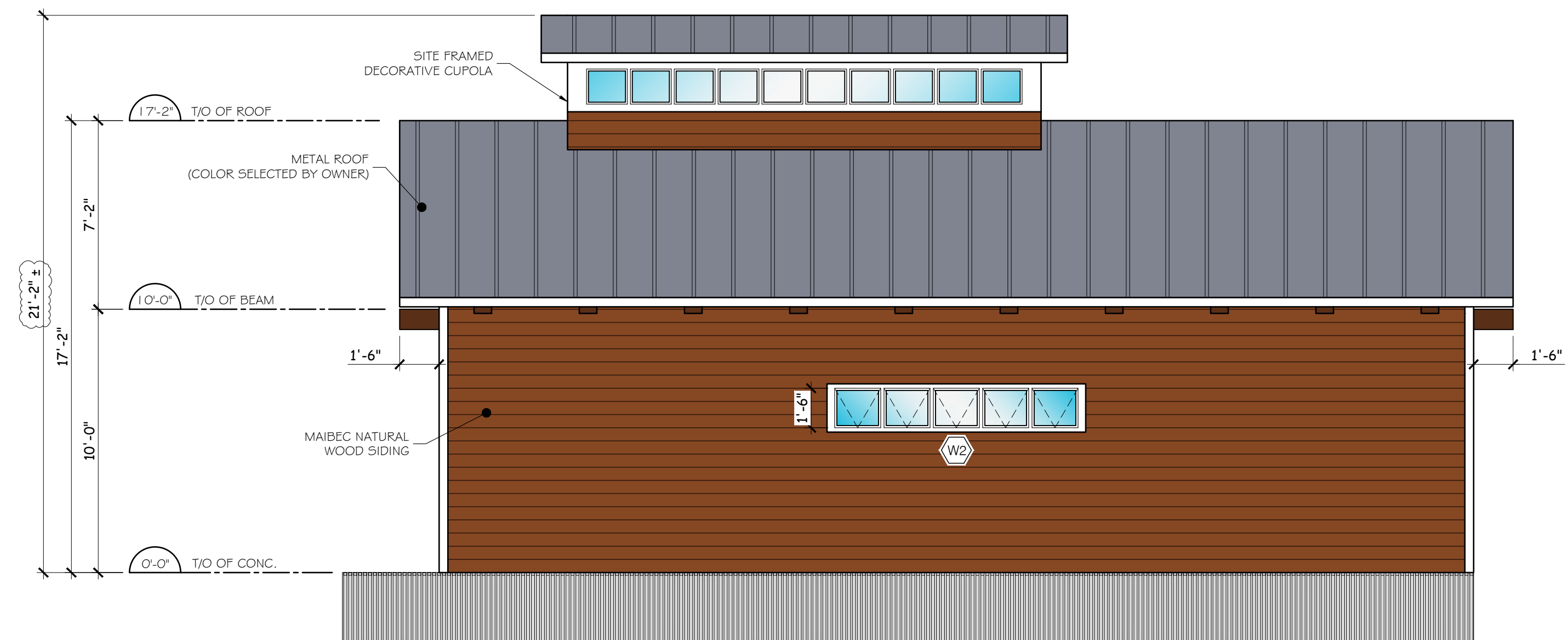
1 ELEVATION - EAST
A2 | A2 | SCALE: 1/4" = 1'-0"



2 ELEVATION - WEST
A2 | A2 | SCALE: 1/4" = 1'-0"



3 ELEVATION - NORTH
A2 | A2 | SCALE: 1/4" = 1'-0"



4 ELEVATION - SOUTH
A2 | A2 | SCALE: 1/4" = 1'-0"

No.	By	Date	Revisions
3	ZB	2026-04-27	ISSUED FOR PERMIT
2	ZB	2026-04-22	REVISIONS
1	ZB	2026-04-17	REVISIONS
0	ZB	2026-04-01	FOR REVIEW

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DRAWINGS ARE NOT TO BE SCALED



Project Title:
SKIBINSKI BOATHOUSE
1 LONETREE ISLAND, ISLAND 98J
LEEDS AND THE THOUSAND ISLANDS, ON.

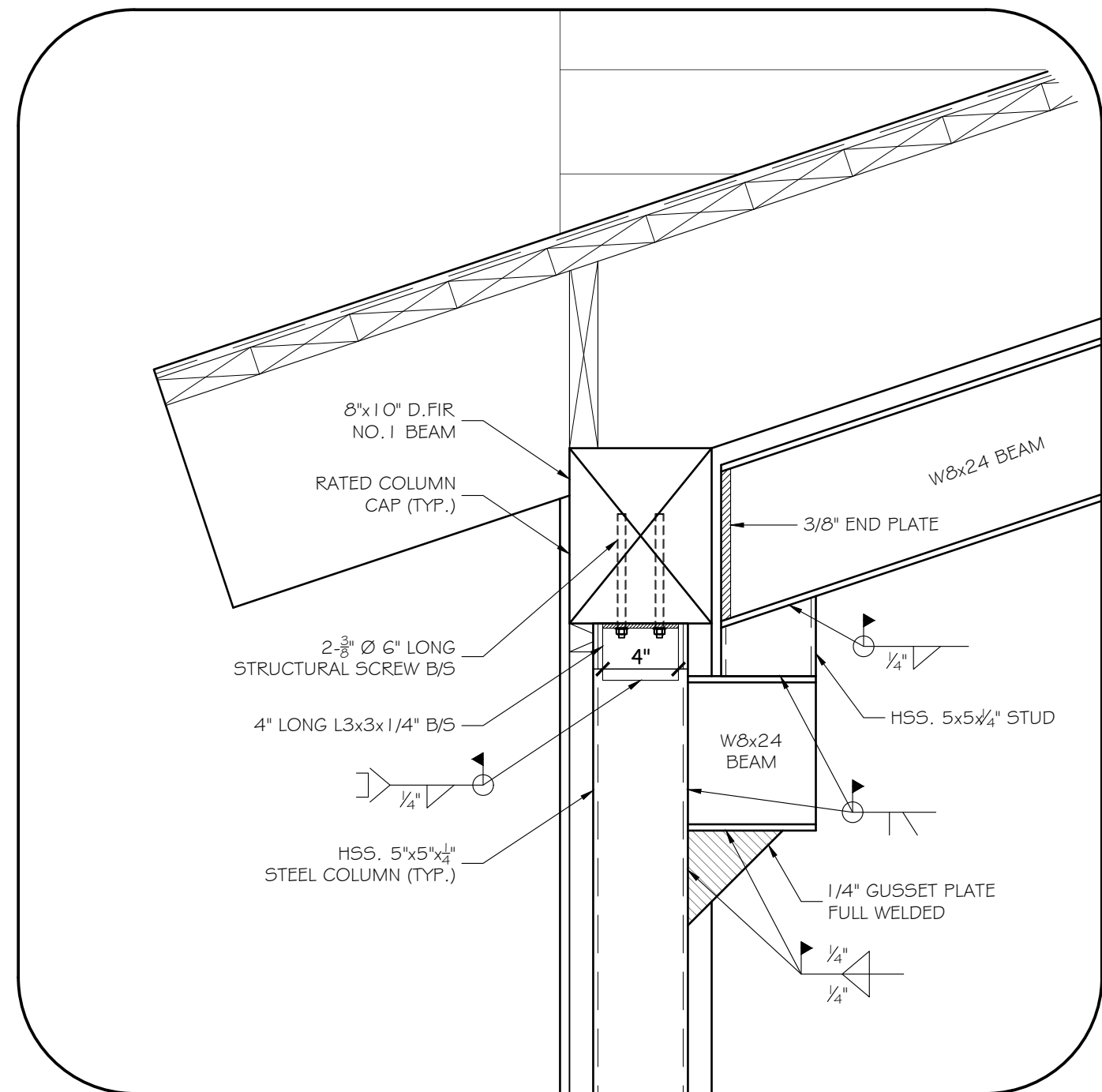
Drawing Title:
ELEVATIONS

Design: ED	Checked: BC	Approved: BC	Project No.: 12463
Drawn: ZB	Checked: BC	Date: 2026-03-09	Contract No.:

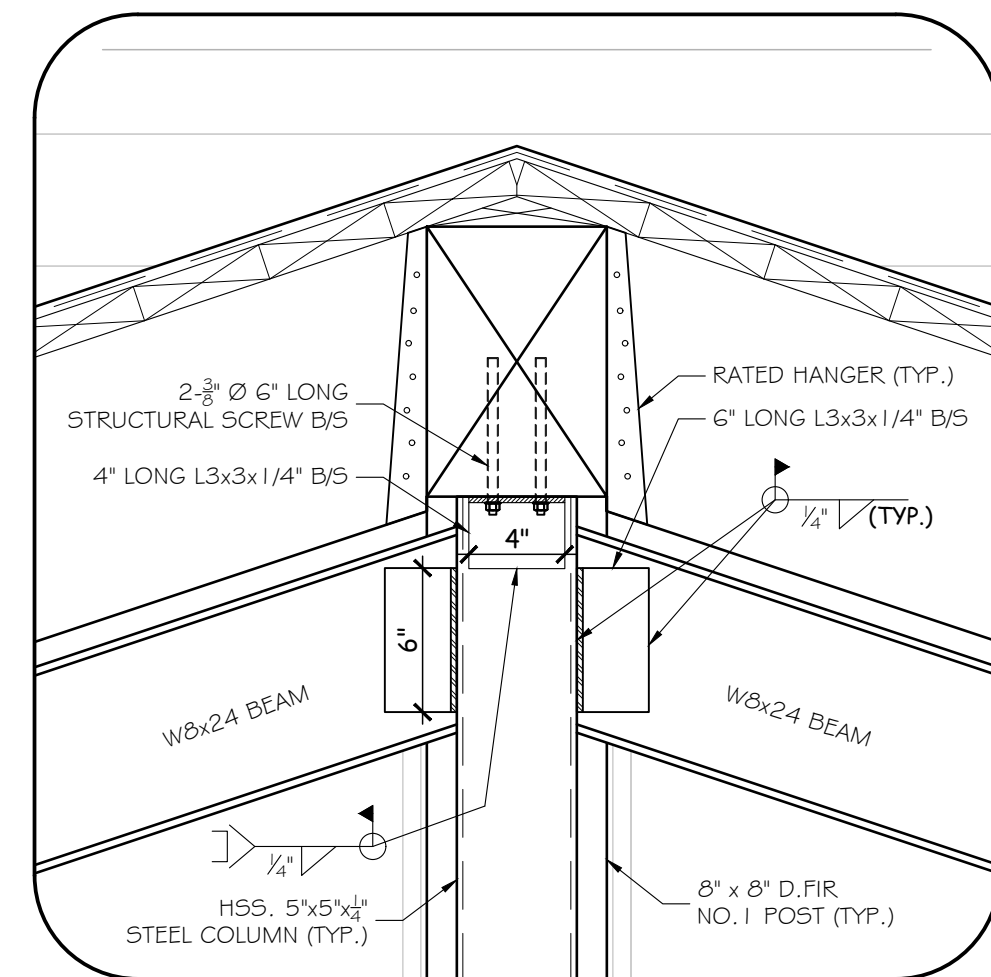
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Drawing No.: **A2**

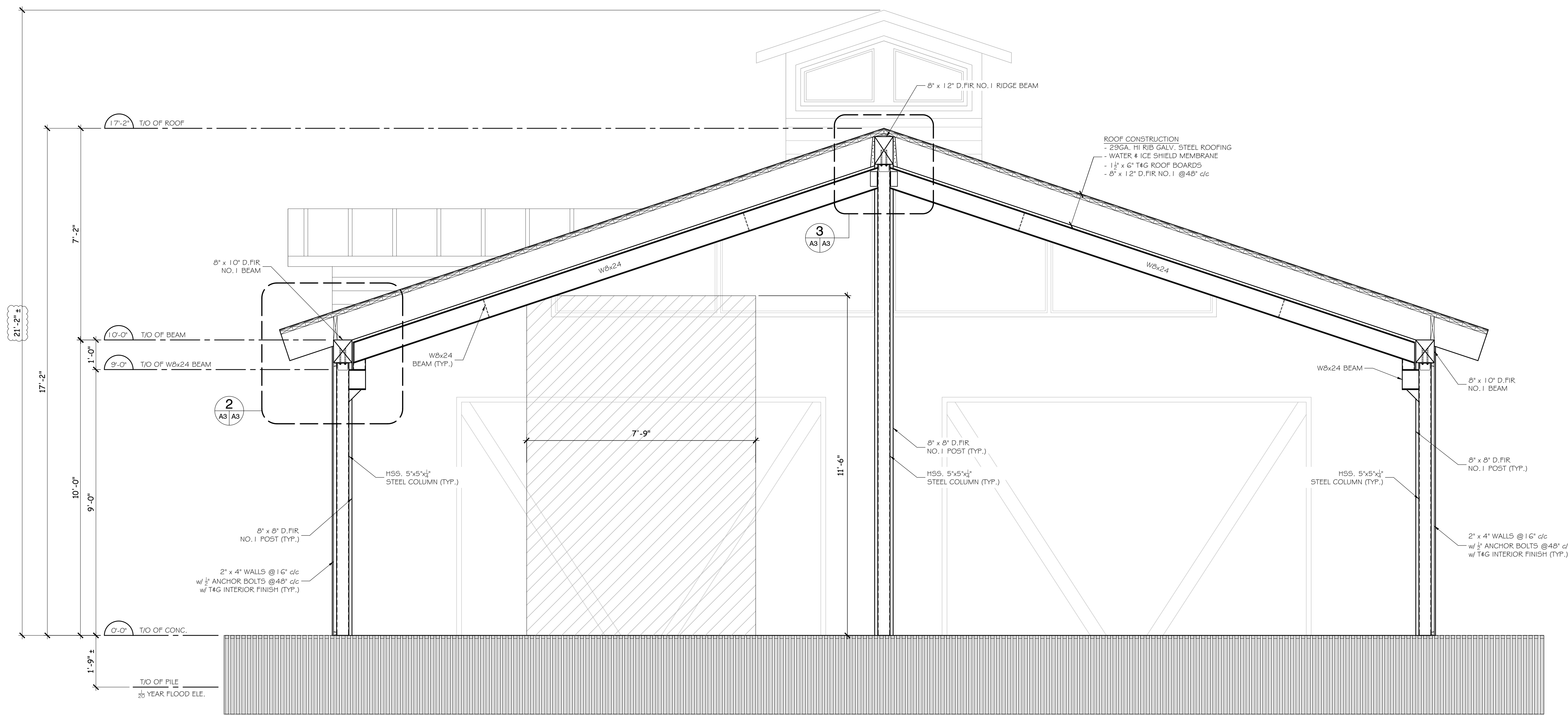
REV DATE: 5/15/2026



2 HSS 5"x5"x1/4" @ W8x24 DETAIL
A3 | A3 | SCALE: 1 1/2" = 1'-0"



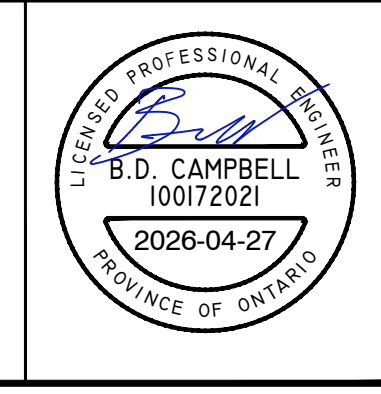
3 HSS 5"x5"x1/4" @ W8x24 DETAIL
A3 | A3 | SCALE: 1 1/2" = 1'-0"



1 BUILDING SECTION - WEST
A1 | A3 | SCALE: 1/2" = 1'-0"

No.	By	Date	Revisions
3	ZB	2026-04-27	ISSUED FOR PERMIT
2	ZB	2026-04-22	REVISIONS
1	ZB	2026-04-17	REVISIONS
0	ZB	2026-04-01	FOR REVIEW

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Project Title:
SKIBINSKI BOATHOUSE
1 LONETREE ISLAND, ISLAND 98J
LEEDS AND THE THOUSAND ISLANDS, ON.

Drawing Title:
BUILDING SECTION

Design: ED	Checked: BC	Approved: BC	Project No.: 12463
Drawn: ZB	Checked: BC	Date: 2026-03-09	Contract No.:
Scale:	Horizontal: 1/16" = 1'-0"		Drawing No.: A3
	Vertical: 1/16" = 1'-0"		

REV DATE: 5/15/2026