

REVISION

USE: FOR SINGLE FAMILY RESIDENTIAL

INT WALL 2"x4" @ 16" O.C
UNLESS SPECIFIED

WOOD BEAM SCHEDULE:

LVL 1	3-1.75 x 9.5	2.0E	LVL
LVL 2	2-1.75 x 11.875	2.0E	LVL
LVL 3	3-1.75 x 11.875	2.0E	LVL
LVL 4	4-1.75 x 11.875	2.0E	LVL
LVL 5	4-1.75 x 14"	2.0E	LVL
L2	2-2"x10"		WOOD LINTEL
L7	89X89X6.4		L ST LINTEL

B1 = 2-2" X 8" H1 76x76x3.2 HSS COLUMN
B2 = 3-2" X 8" 107 kN @3.0m

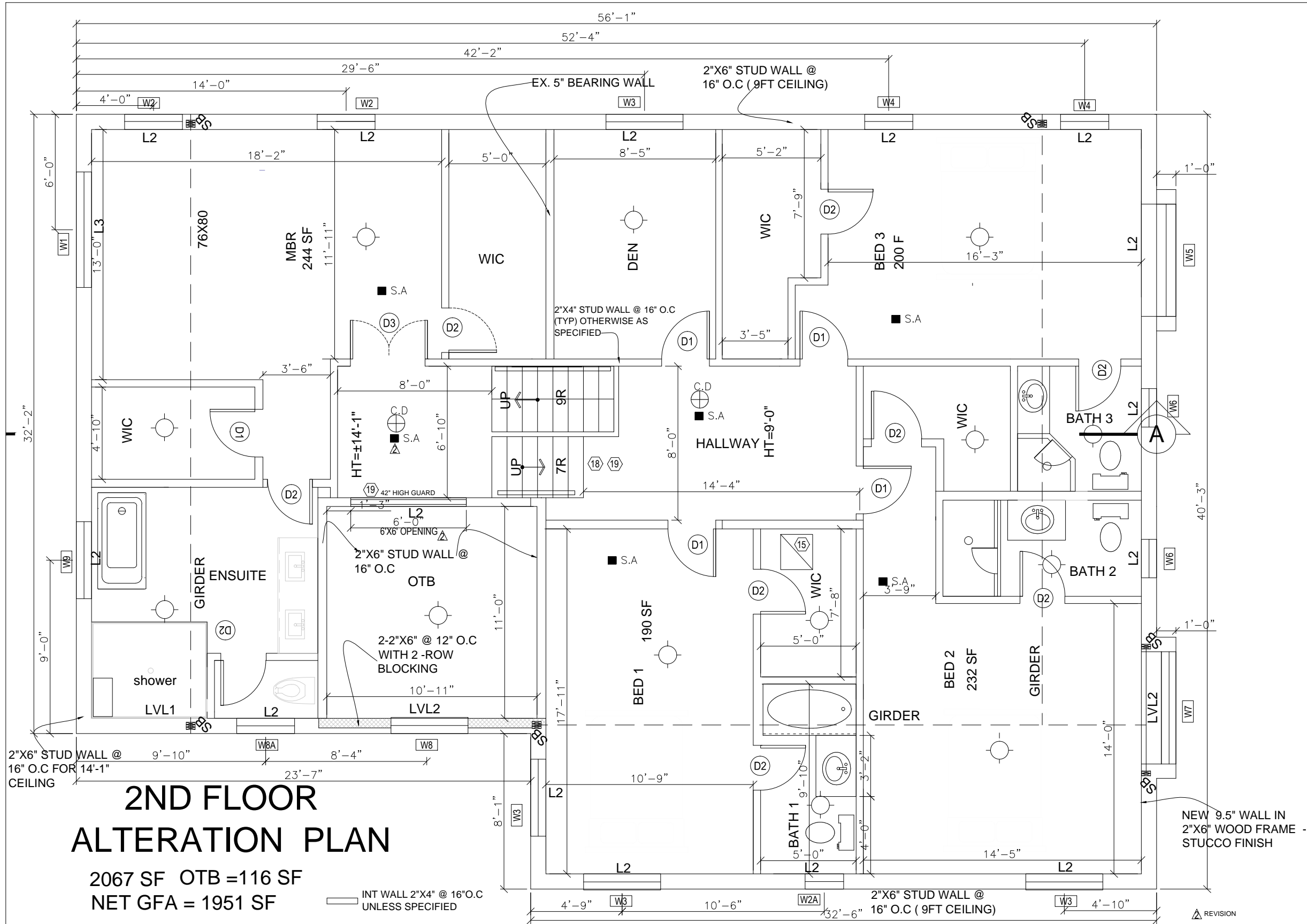


MAIN FLOOR ALTERATION PLAN GFA = 1660 SF

CONTACT: RAYMOND LIU P.ENG
5 CONCORD PLACE, SUITE 1508
DON MILLS, ON M3C 3M8
416-721 9669



PREPARED FOR: WU FAMILY	ADDRESS: 28 HEMMINGWAY CR MARKHAM	LOCATION PLAN: 	DRAWING DATE: November 6, 2019	DATE MEASURED: May 24, 2018	SCALE: 3/16" = 1'-0"	DRAW NO. A1.5
	DRAWING TITLE: MAIN FLOOR ALTERATION		DISCLAIMER: Drawings are to be used for preliminary planning purposes only and are not to be used for quantity estimates or construction. Dimensions must be site verified prior to using for any other purpose. No warranty is made or implied as to the accuracy of dimensions. Measurements and slopes for inaccessible areas are obtained using best estimates. This drawing is subject to additional terms and conditions as outlined in the contract.		DRAWN BY: TW	CHKD BY: RL

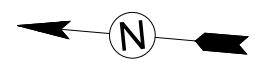


2ND FLOOR
ALTERATION PLAN

2067 SF OTB = 116 SF
NET GFA = 1951 SF

INT WALL 2"x4" @ 16" O.C
UNLESS SPECIFIED

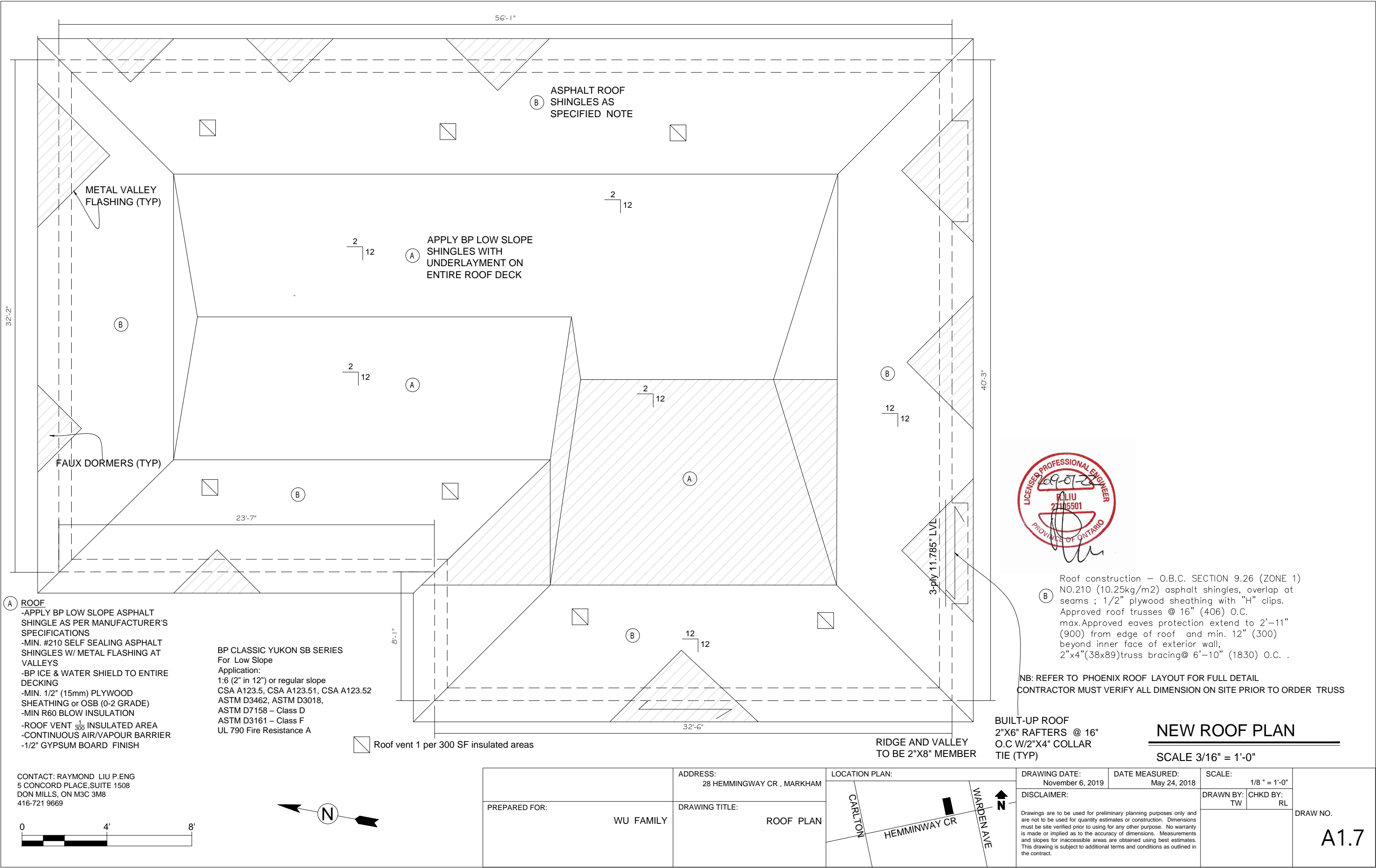
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NEW 9.5" WALL IN
2"x6" WOOD FRAME -
STUCCO FINISH

REVISION

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	DRAWING TITLE: 2ND FLOOR ALTERATION		DISCLAIMER: Drawings are to be used for preliminary planning purposes only and are not to be used for quantity estimates or construction. Dimensions must be site verified prior to using for any other purpose. No warranty is made or implied as to the accuracy of dimensions. Measurements and slopes for inaccessible areas are obtained using best estimates. This drawing is subject to additional terms and conditions as outlined in the contract.		DRAWN BY: TW	CHKD BY: RL



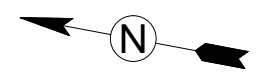


1 FRONT ELEVATION v3
SCALE 3/16" = 1' - 0"

WALL AREA = 4302 SF
WINDOW/DOOR AREA = 534 SF
% OF WINDOW/AREA = 12.4%



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	DRAWING TITLE: FRONT ELEVATION		DISCLAIMER: Drawings are to be used for preliminary planning purposes only and are not to be used for quantity estimates or construction. Dimensions must be site verified prior to using for any other purpose. No warranty is made or implied as to the accuracy of dimensions. Measurements and slopes for inaccessible areas are obtained using best estimates. This drawing is subject to additional terms and conditions as outlined in the contract.		DRAWN BY: TW	CHKD BY: DS

2 2.5" BE ON STONE
PANEL CLADDING
(TYP)
2 LB/SF DEAD LOAD

3 METAL ROOF
1/2" PLYWOOD DECKING
2"X6" RAFTERS @ 16" O.C
SEE BOX WINDOWS FOR
DETAILS

ROOF SHINGLE

ROOF SHINGLE

MID ROOF
AVERAGE HT ± 28'-3" FT

Diagram illustrating a roof joint labeled "SADDLE". It shows an existing chimney (EX CHIMNEY) and a new dormer (FAUX DORMER) meeting at a saddle joint. The diagram includes dimensions of 12 and 12, indicating the slope or offset of the roof sections.

TOP PLATE
200.86
8" FRIEZE
BOARD (TYP)
PAINTED MDF

STUCCO

STUCCO(ornamental)

6" HIGH METAL
FLASHING AT
ROOF
ABUTMENT

REAR
2ND/F
196 67

Ex. BRICK

Ex BRICK

EX GRADE
193.88

9, -0-

Ev BRICK

Ex. BRICK

MAIN FLOOR 195.20

194 4.3

AVE GRA
±194.20

ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA #1	552 SF
LIMITING DISTANCE	57%@ 6.1M
ALLOWABLE OPENINGS	314.00 SF
GLAZED OPENINGS	90.00 SF

N.B UPO unlimited since LD measured from centre line of road

EBF#2 = 723 SF
EBF #2

GLAZED AREA = 52 SF
% UPO = 7.1% L.D = 1.5M
ACUTAL 3.68M

LEFT ELEVATION (NEW)

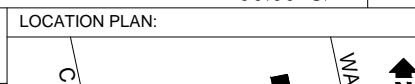
SCALE 3/16" = 1'-0"

ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA #2	723 SF
LIMITING DISTANCE	23%@ 3.8M
ALLOWABLE OPENINGS	166.0 SF
GLAZED OPENINGS	90.00 SF



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	ADDRESS: 28 HEMMINGWAY CR MARKHAM	LOCATION PLAN: 	DRAWING DATE: November 6, 2019	DATE MEASURED: May 24, 2018	SCALE: 3/16" = 1'-0"	DRAW NO. A2.3
PREPARED FOR: WU FAMILY	DRAWING TITLE: LEFT ELEVATION		DISCLAIMER: Drawings are to be used for preliminary planning purposes only and are not to be used for quantity estimates or construction. Dimensions must be site verified prior to using for any other purpose. No warranty is made or implied as to the accuracy of dimensions. Measurements and slopes for inaccessible areas are obtained using best estimates. This drawing is subject to additional terms and conditions as outlined in the contract.		DRAWN BY: TW	

2 2.5" BE ON STONE
PANEL CLADDING
(TYP)
2 LB/SF DEAD LOAD

③ METAL ROOF
1/2" PLYWOOD DECKING
2"X6" RAFTERS @ 16" O.C
SEE BOX WINDOWS FOR
DETAILS

ROOF SHINGLE

ROOF SHINGLE

MID ROOF
AVERAGE HT ± 27'-9" FT

A technical diagram showing a cross-section of a roof and chimney. A brick chimney is labeled "EX CHIMNEY". The roof is labeled "FAUX DORMER". A "SADDLE" is shown where the chimney meets the roof. Dimensions "12" and "12" are indicated for the saddle's width and height.

TOP PLATE
200.86
8" FRIEZE
BOARD (TYP)
PAINTED MDF

STUCCO

STUCCO(ornamental)

6" HIGH METAL
FLASHING AT
ROOF
ABUTMENT

REAR
2ND/F
196.67

Ex. BRICK

Ex. BRICK

EX GRADE
193.88

EBF#1 = 552 SF

GLAZED AREA = 56 SF
% UPO = 10% L.D = 2.0M
ACTUAL 6.1M

12" Ø SONOTUBE
4'-0" BELOW GRADE

—O—

60X40	
EX	

Ex. BRICK

36X24	
EX	

36X80

EX SOLID DR

Ex. BRICK

EX. CON WALL

EX. CONC PATIO
STEPS

32'-8" EX GRADE 194.34

MAIN FLOOR 195.20

194.43

AVE GR.
±194.20

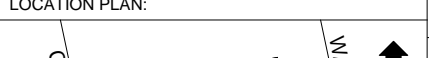
EBF#2 = 723 SF
EBF #2

GLAZED AREA = 52 SF
% UPO = 7.1% L.D = 1.5M
ACUTAL 3.68M

SCALE 3/16" = 1'-0"

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	ADDRESS: 28 HEMMINGWAY CR MARKHAM	<div>LOCATION PLAN: </div>	DRAWING DATE: October 23, 2019	DATE MEASURED: May 24, 2018	SCALE: 3/16" = 1'-0"	DRAW NO. A2.3	
PREPARED FOR: WU FAMILY	DRAWING TITLE: LEFT ELEVATION		DISCLAIMER: Drawings are to be used for preliminary planning purposes only and are not to be used for quantity estimates or construction. Dimensions must be site verified prior to using for any other purpose. No warranty is made or implied as to the accuracy of dimensions. Measurements and slopes for inaccessible areas are obtained using best estimates. This drawing is subject to additional terms and conditions as outlined in the contract.				DRAWN BY: TW



3

1

STUCCO (1)

STUCCO
BAND (TYPE)

Ex. BRICK

EX. BRICK

SCALE 3/16" = 1'-0"

MAIN
FLOOR
195.20
CON
STEP



A red circular seal for a Licensed Professional Engineer in the Province of Ontario. The seal contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, the name "ALIU" and the license number "27105501" are printed. The seal is stamped over a handwritten signature and the date "2019-07-28".

A2.4