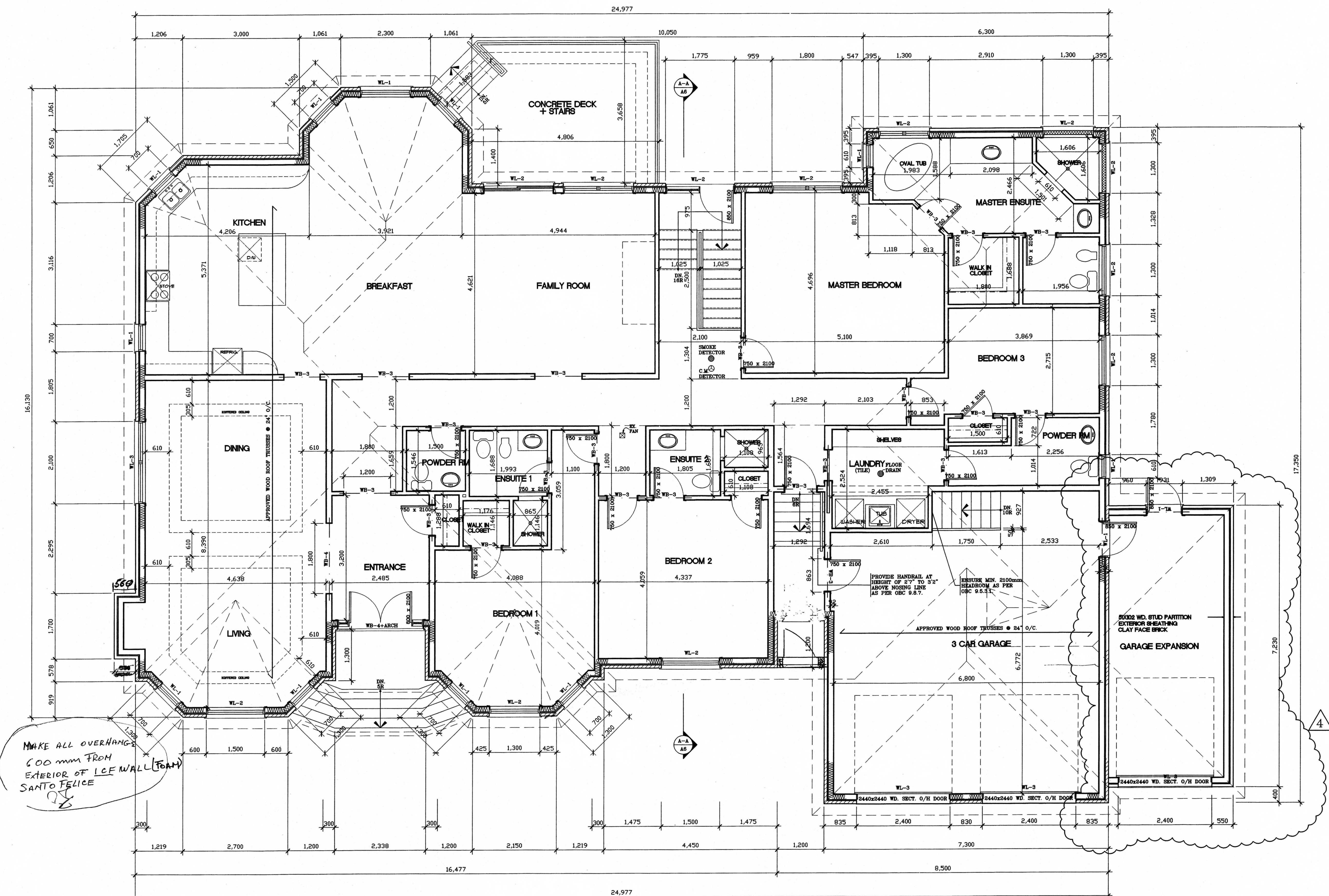




GROUND FLOOR PLAN
SCALE 1:50

- NOTES:
1. PROVIDE SOLID STUDDING UNDER ALL BEAMS AND LINTELS.
 2. LAUNDRY ROOM DRYER AND KITCHEN EXHAUST FANS TO BE VENTED TO OUTSIDE.
 3. ALL INTERIOR PARTITIONS TO BE 2"x4" STUDS @ 16" O/C UNLESS NOTED OTHERWISE.
 4. ALL WINDOWS AND DIMENSIONS SHOWN ARE "LOWEN" UNITS. WOOD WINDOWS COMPLETE WITH SCREENS AND MUNTIN BARS DIVIDED AS SHOWN. IF AN ALTERNATE WINDOW MANUFACTURER IS SELECTED, THE ROUGH STUD OPENING (R.S.O.) MAY HAVE TO BE REVISED.

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DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

BUILDING INFORMATION:

GROUND FLOOR:	3,308.00sqft (307.31mm)
BASEMENT (INC. POLE CELLAR):	3,374.70sqft (313.51mm)
GARAGE:	843.40sqft (78.35mm)
TOTAL:	7,526.10sqft (699.17mm)

TO	REVISION/ISSUE	DATE
4	3rd GARAGE DOOR 4 BAY	JUL 23/24
3	REVISED STL BEAM DEPTHS & DELETION OF COLUMN	JUN 16/24
2	REVISED STL BEAMS & BAYHAR 20/24 AND REVISED FLOOR JOISTS	JUN 16/24
1	REVISED PER CITY COMMENTS 23/24	

PROJECT

PROPOSED
ONE STOREY RESIDENCE
FOR:

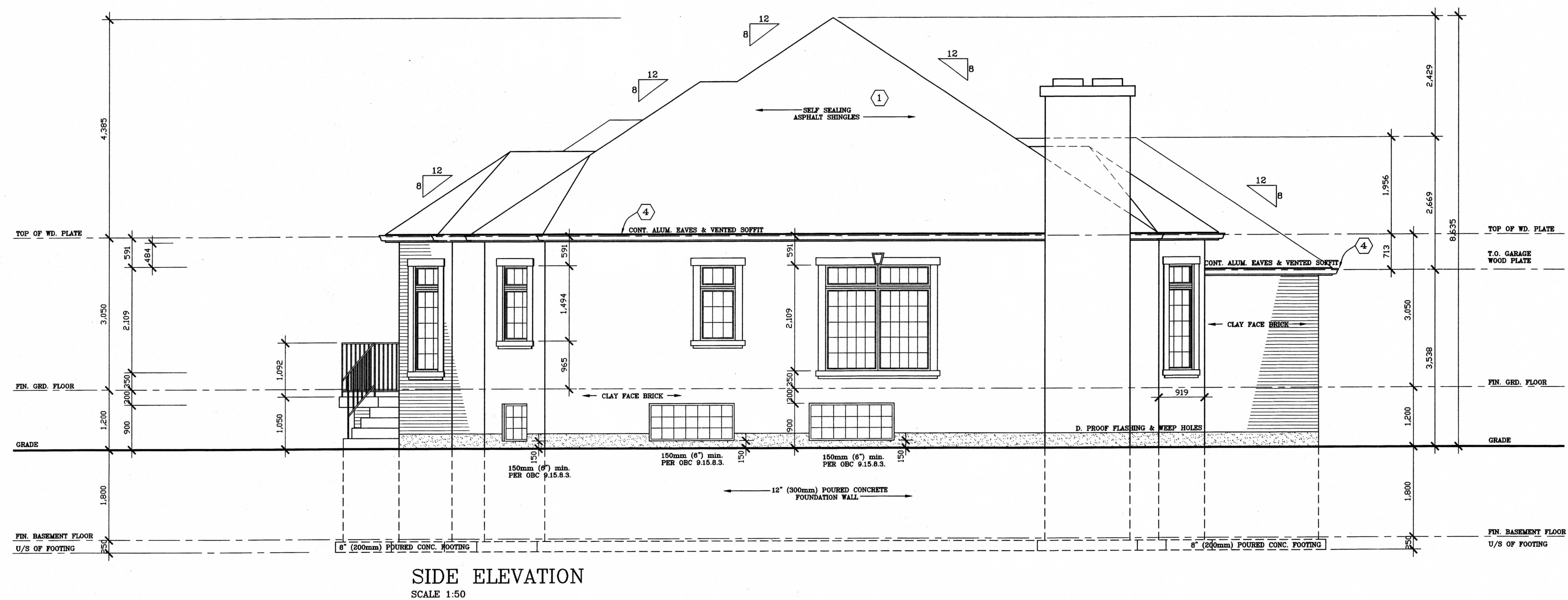
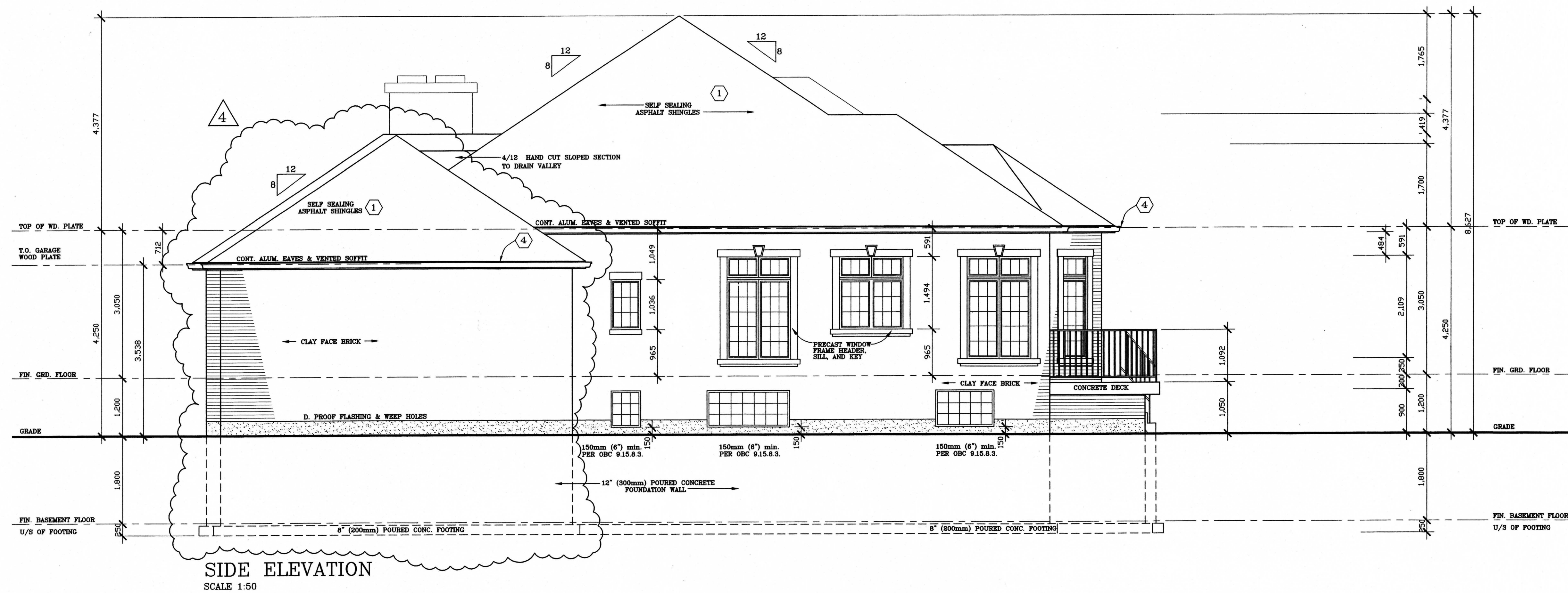
MR. S. FILICE

4294 19th AVENUE
MARKHAM, ONTARIO

DRAWING

GRD. FLOOR PLAN

DRAWN TA	PROJECT NO 04TA05-15
DATE JUNE 2023	PAGE NO
SCALE AS NOTED	A3
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4	3rd GARAGE DOOR # BAY	JUL 23/04
3	REVISED STL BEAM DEPTHS # DELETION OF COLUMN	JUN 16/04
2	REVISED STL BEAMS # BAYS/MAR 25/04 AND REVISED FLOOR JOISTS	
1	REVISED PER CITY COMMENT	REB 23/04
TO	REVISION /ISSUE	DATE

PROJECT
PROPOSED
ONE STOREY RESIDENCE
FOR:

MR. S. FILICE

4294 19th AVENUE
MARKHAM, ONTARIO

DRAWING

ELEVATIONS

DRAWN TA	PROJECT NO 04TA05-15
DATE JUNE 2003	PAGE NO A5
SCALE AS NOTED	
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GENERAL NOTES:

1. PROTECT ALL FOOTINGS, WALLS, SLABS ON GRADE AND ADJACENT SOIL AGAINST FROST ACTIONS AND FREEZING AT ALL TIMES DURING CONSTRUCTION.
 2. ALL EXTERIOR FOOTINGS AND FOOTINGS SUBJECT TO FREEZING WHEN THE CONSTRUCTION IS COMPLETED SHALL BE FOUNDED AT STRATA SAFELY SUPPORTING THE DESIGN BEARING PRESSURE (4,000 PSF ALLOWABLE) BUT NOT LESS THAN 4'-0" (1.2m) BELOW FINISHED GRADE. ALL OTHER FOOTINGS SHOULD BE FOUNDED ON SOIL AS DESCRIBED ABOVE BUT NOT LESS THAN 2'-0" (0.61m) BELOW THE ORIGINAL GRADE.
 3. THE LINE OF SLOPE BETWEEN ADJACENT EXCAVATIONS FOR FOOTINGS OR ALONG STEPPED FOOTINGS OR TRENCHES SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10. MAXIMUM STEP TO BE 2'-0" (0.61m).
 4. KEEP EXCAVATIONS CONTINUOUSLY DRY BEFORE CONCRETE IS PLACED. REMOVE ANY LOSE MATERIAL OR SOIL SOFTENED BY WATER PRIOR TO PLACING CONCRETE.
 5. DO NOT BACKFILL AGAINST WALLS RETAINING EARTH UNTIL ELEMENTS PROVIDING LATERAL SUPPORT ARE COMPLETE. PLACE BACKFILL SIMULTANEOUSLY ON BOTH SIDES OF OTHER WALLS BELOW GRADE.
 6. THESE DRAWINGS SHOW THE COMPLETE STRUCTURE. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER TEMPORARY SUPPORT TO PROTECT ALL EXISTING AND ADJACENT STRUCTURES AFFECTED BY THIS WORK. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL SUCH MEASURES.
 7. PROVIDE CONTINUOUS GALVANIZED VERTICAL DOVETAIL ANCHOR SLOTS AT 2'-0" (0.61m) IN ALL CONCRETE SURFACES WITH VENEER AND ADJUTING MASONRY WALLS.
 8. ALL WALL BEARING BEAMS SHALL HAVE A MINIMUM BEARING OF 8" (200mm) UNLESS OTHERWISE NOTED. CONCRETE SLABS SHALL HAVE A MINIMUM BEARING OF 4" (100mm). Voids in MASONRY UNITS UNDER BEAMS AND JOISTS SHALL BE PREFILLED WITH 20 MPA CONCRETE OR GROUT TO A MINIMUM DEPTH OF 8" (200mm) AND A MINIMUM LENGTH OF 8' BEYOND THE BEARING SURFACE UNLESS OTHERWISE NOTED.
 9. BUILDING FROM THESE DRAWINGS SHALL PROCEED ONLY WHEN MARKED "ISSUED FOR CONSTRUCTION".
- DESIGN DATA AND LOADS
1. ALL LOADS SHOWN ON THE DRAWINGS ARE UNFACTORED SERVICE LOADS IN PSF AND IN KIPS UNLESS NOTED.
 2. ASSUMED ALLOWABLE FOOTING DESIGN PRESSURE: 3000 PSF U/M. THIS IS TO BE CONFIRMED BY A LICENSED SOILS ENGINEER PRIOR TO FOOTING CONSTRUCTION.

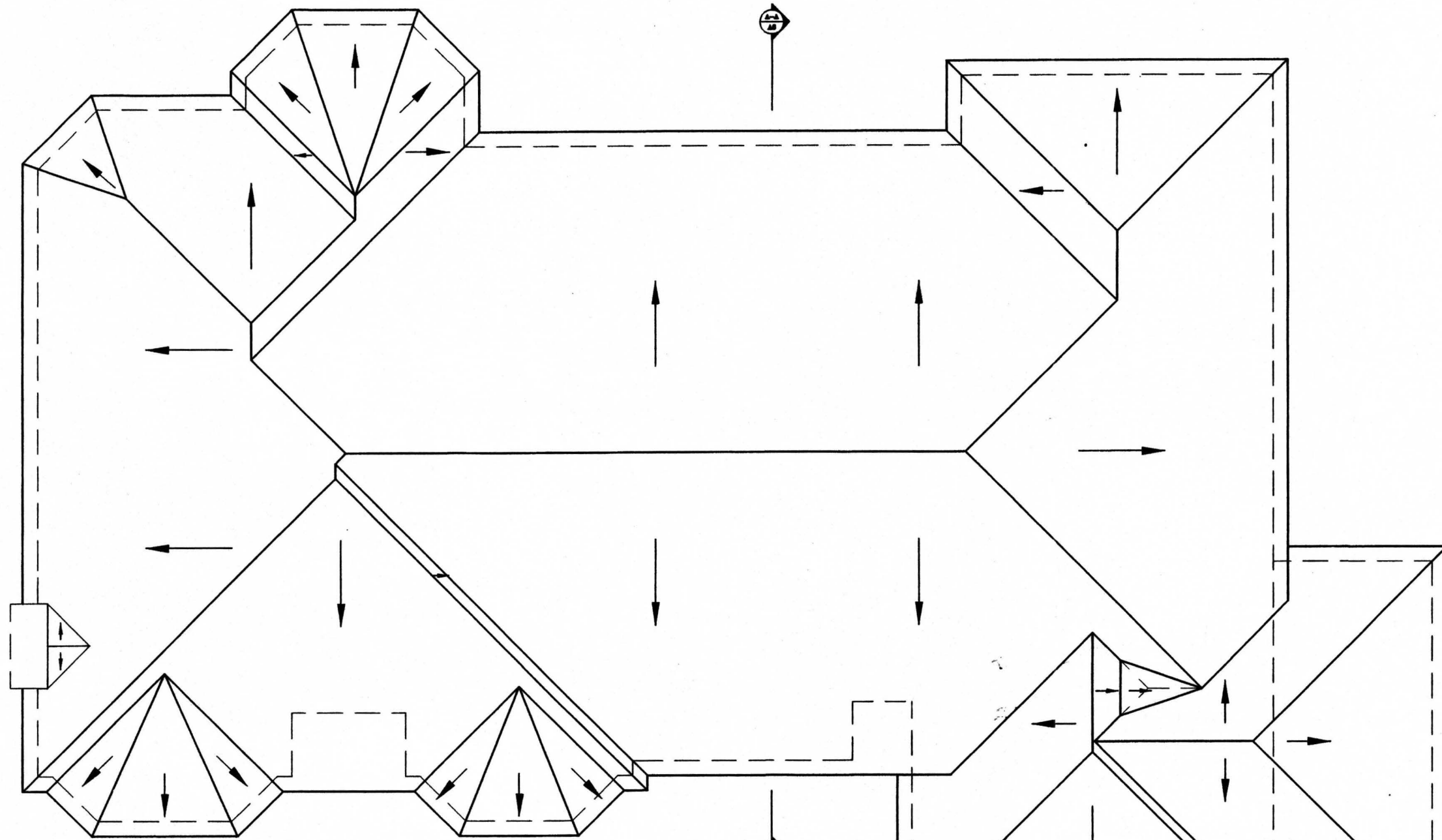
PLAN NOTES:

1. LIVE LOAD IS 40 PSF IN LIVING AREAS AND 30 PSF IN BEDROOMS. DEAD LOAD IS 12 PSF FOR INTERIOR FLOORS.
 2. ALL CONCRETE TO BE 25 MPA AT 28 DAYS UNLESS NOTED.
 3. MASONRY FOUNDATION WALLS TO BE SOLID AT TOP COURSE AND AT GRADE AND 8" SOLID UNDER BEAMS AND LINTELS. ALL FOUNDATION WALLS TO EXTEND MINIMUM 6" ABOVE GRADE.
 4. ALL REINFORCING STEEL TO BE 56 K.S.I. (400 MPa) UNLESS OTHERWISE SPECIFIED.
 5. ALL STRUCTURAL STEEL TO BE 500 W AND CONFORM TO CSA G40.21 UNLESS OTHERWISE SPECIFIED.
 6. DOUBLE TOP PLATE FOR ALL BEARING PARTITIONS. DOUBLE STUDS AT ALL CORNERS AND EACH SIDE OF OPENINGS.
 7. ALL LUMBER FOR JOISTS AND BEAMS TO BE SPRUCE NO. 2 GRADE (OR EQUAL) UNLESS OTHERWISE STATED. JOISTS SHALL HAVE MINIMUM 1 1/2" BEARING. BEAMS TO HAVE MINIMUM 3 5/8" BEARING. DOUBLE JOISTS UNDER ALL NON-BEARING PARTITIONS. ALL JOISTS TO HAVE BRIDGING MAXIMUM 7'-0" O/C WITH 1" x 3" OR 1 1/2" x 2" CROSS BRIDGING. ALL IN PLACE CONNECTIONS TO BE MADE WITH GALVANIZED FRAMING ANCHORS AND CONNECTORS.
 8. HEADER JOISTS OVER 4'-0" TO A MAXIMUM 10'-0" TO BE DOUBLED. TRIMMER JOISTS TO BE DOUBLED. TRIMMER JOISTS TO BE DOUBLED IF SUPPORTED HEADER IS BETWEEN 2'-0" AND 6'-0" LONG.
 9. JOISTS PARALLEL TO WALLS TO HAVE LATERAL SUPPORT MAXIMUM 5'-0" O/C. ALL WOOD IN CONTACT WITH CONCRETE SLABS TO HAVE MIN. 2 MIL. POLY DAMPROOFING UNDERLAYER.
 10. PRE-ENGINEERED WOOD PRODUCTS ARE TO BE BY TRUS-JOIST MACMILLAN LAMINATED VENEER LUMBER (LVL) MAY BE SUBSTITUTED FOR PARALLEL STRAND LUMBER (PSL) COMPLY WITH ALL MANUFACTURER'S REQUIREMENTS. AN INSTALLATION GUIDE TO BE KEPT ON SITE.
 11. PROVIDE SOLID STUDDING UNDER ALL BEAMS, LINTELS AND DOUBLE JOISTS UNLESS NOTED OTHERWISE.
- SHOP DRAWINGS
1. FOR ALL STRUCTURAL COMPONENTS SHOWN ON THESE DRAWINGS SUBMIT COPIES OF SHOP DRAWINGS AS DIRECTED BY THE ENGINEER. SHOP DRAWINGS ARE TO SHOW COMPLETE INFORMATION FOR THE FABRICATION AND ERECTION OF THE STRUCTURAL COMPONENTS. THE SUBSEQUENT REVIEW BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR MAKING THE WORK ACCURATE AND IN CONFORMITY WITH THE CONTRACT DOCUMENTS.

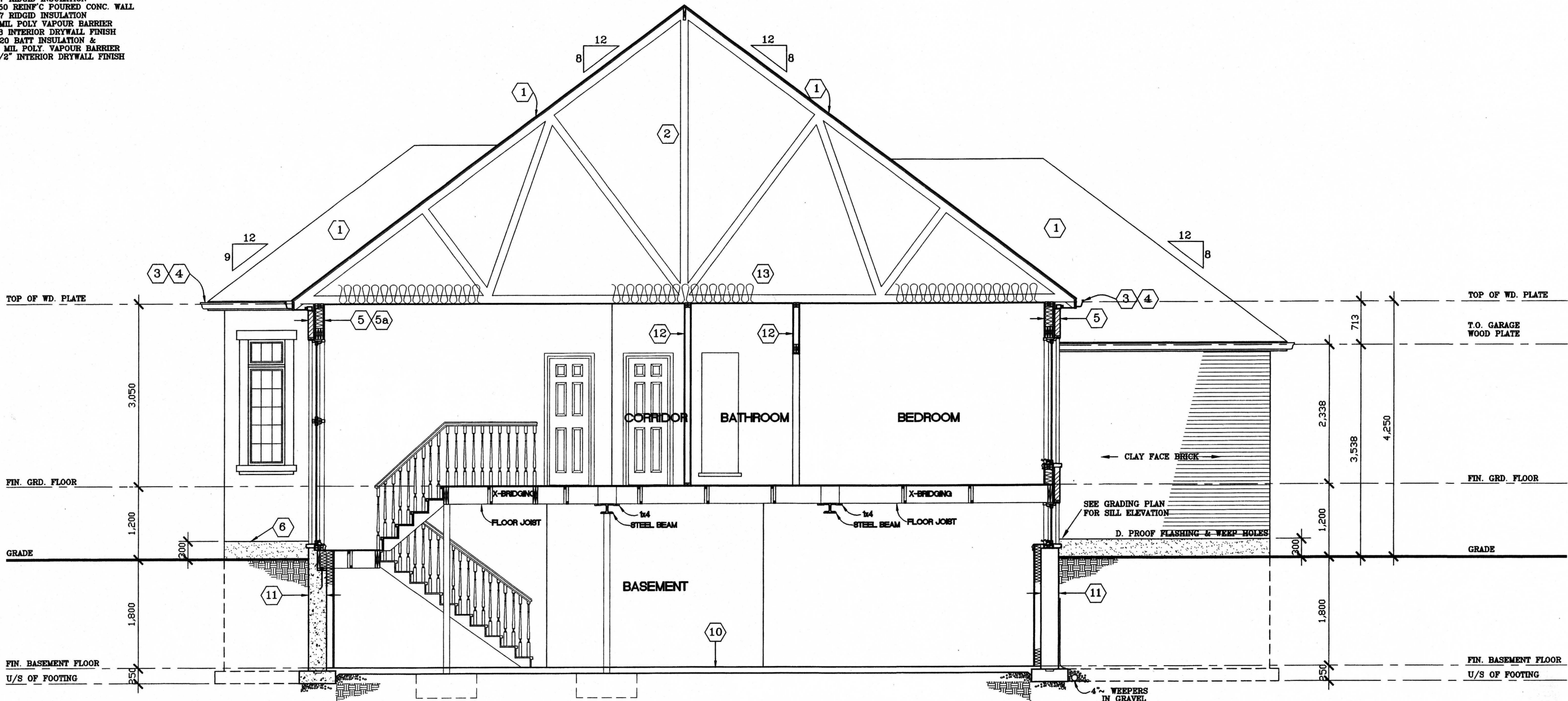
CONSTRUCTION NOTES:

1. ROOF CONSTRUCTION:
NO.210 ASPHALT SHINGLES ON
1 LAYER OF UNPERFORATED 15lb
ASPHALT-SATURATED ROOFING FELT
ON 5/8" EXTERIOR GRADE PLYWOOD
SHEATHING C/W 1" CLIPS W/
STAGGERED JOINTS ON PREFAB. WOOD
TRUSSES
2. ATTIC VENTILATION:
1:300 OF INSULATED CEILING
AREA W/ 50% AT EAVES.
3. EAVE PROTECTION:
ADDITIONAL LAYER OF UNPERFORATED
15lb ASPHALT-SATURATED ROOFING FELT
TO EXTEND FROM FASCIA TO 2'-6" MIN.
BEYOND INNER FACE OF EXTERIOR STUD
WALL.
4. EAVE:
ALUM. "OGEE" STYLE EAVESTROUGH
C/W ALUM. CORRUGATED RECTANGULAR
DOWN SPOUTS SPACED 20'-0" MIN.
50'-0" MAX. EAVESTROUGH ON 2x6
ALUM. FASCIA BOARD W/ VENTED
ALUM. SOFFIT AND INSULATION
BAFFLE TO PROVIDE CLEAR
VENTILATION FLOW OVER INSULATION
5. WALL CONSTRUCTION:
CLAY BRICK/STONE, 1" AIR SPACE
1"x7"x22GA MTL TIES AT
16" O/C HORIZ. & 24" O/C VERT.
15lb BUILDING PAPER
1/2" EXTERIOR GRADE PLYWOOD
2x6 WD STUDS AT 16" O/C W/
R20 BATT INSULATION &
6 MIL POLY VAPOUR BARRIER
1/2" INTERIOR DRYWALL FINISH
6. PROVIDE WEEP HOLES AT 24" O/C
BOTTOM COURSE ONLY & OVER
OPENINGS. PROVIDE BASE FLASHING
6" MIN. UP BEHIND BUILDING PAPER
7. GARAGE WALL CONSTRUCTION:
CLAY BRICK/STONE, 1" AIR SPACE
1"x7"x22GA MTL TIES AT
16" O/C HORIZ. & 24" O/C VERT.
15lb BUILDING PAPER
1/2" EXTERIOR GRADE PLYWOOD
2x4 WD STUDS AT 16" O/C
8. GARAGE / HOUSE WALL CONSTRUCTION:
4" CONC. BLOCK
BETWEEN HOUSE AND GARAGE
2x6 WD STUDS AT 16" O/C W/
R20 BATT INSULATION &
6 MIL POLY VAPOUR BARRIER
1/2" INTERIOR DRYWALL FINISH
SEAL ALL JOINTS GAS TIGHT.
9. GARAGE SLAB:
4" CONC. SLAB W/ 6x6 W.W.M. ON
6" CRUSHED STONE (COMPACTED)
CONC. STRENGTH 25MPa AT
28 DAYS W/ 5-5% AIR ENTRAINMENT
10. FLOOR SLAB:
4" CONC. SLAB W/ FIBRE-MESH REINF.
6 MIL POLY VAPOUR BARRIER
6" CRUSHED STONE (COMPACTED)
CONC. SLAB SHALL HAVE 6" MAX. SLUMP
W/ WATER REDUCING ADMIXTURE & 20 MPa
CONC. STRENGTH
11. FOUNDATION WALL:
300mm POURED CONC. FOUND. WALL
W/ BITUMINOUS DAMPROOFING AND
DRAINAGE LAYER ON 600x200 DEEP
POURED CONC. FOOTING ON UNDISTURBED
SOIL. CONCRETE STRENGTH 25MPa AT
28 DAYS W/ 5-5% AIR ENTRAINMENT
12. INTERIOR STUD PARTITIONS:
38x89 (2x4) @ 400 (16") o.c.
12.7mm (1/2") DRYWALL BOTH SIDES
2 TOP PL. & 1 BOT. PL.
TO MATCH STUD WIDTH
13. CEILING:
WOOD TRUSSES @ 24" O/C W/
R32 BATT INSULATION & 6 MIL POLY
VAPOUR BARRIER W/ 1/2" DRYWALL
FINISH
14. SILL PLATE: (TYP.)
2x6 WD SILL PLATE W/
1/2" DIA. ANCHOR BOLTS 12" LONG
MIN. 4" INTO CONC. @ 6'-0" O/C
PROVIDE GASKET BETWEEN SILL PLATE
AND SOLID TOP COURSE CONC. BLOCK
- 5a. ALTERNATE WALL CONSTRUCTION:
CLAY BRICK/STONE, 1" AIR SPACE
6" REDUCED INSULATION
150 REINFC. POURED CONC. WALL
6" REDUCED INSULATION
6 MIL POLY VAPOUR BARRIER
13 INTERIOR DRYWALL FINISH
R20 BATT INSULATION &
6 MIL POLY VAPOUR BARRIER
1/2" INTERIOR DRYWALL FINISH

WOOD LINTEL SCHEDULE		STEEL LINTEL SCHEDULE	
WB-1	2 - 2" x 8" SPRUCE	WL-1	L 3 1/2" x 3 1/2" x 1/4" + 2-2" x 8" SPR
WB-2	3 - 2" x 8" SPRUCE	WL-2	L 4" x 3 1/2" x 5/16" + 3-2" x 10" SPR
WB-3	2 - 2" x 10" SPRUCE	WL-3	L 5" x 3 1/2" x 3/8" + 2-2" x 12" SPR
WB-4	3 - 2" x 10" SPRUCE		
WB-5	2 - 2" x 12" SPRUCE		
WB-6	3 - 2" x 12" SPRUCE		
WB-7	5 - 2" x 12" SPRUCE		
WB-11	4 - 2" x 10" SPRUCE		
WB-12	4 - 2" x 12" SPRUCE		



ROOF PLAN
SCALE 1:100



CROSS SECTION A-A
SCALE 1:50

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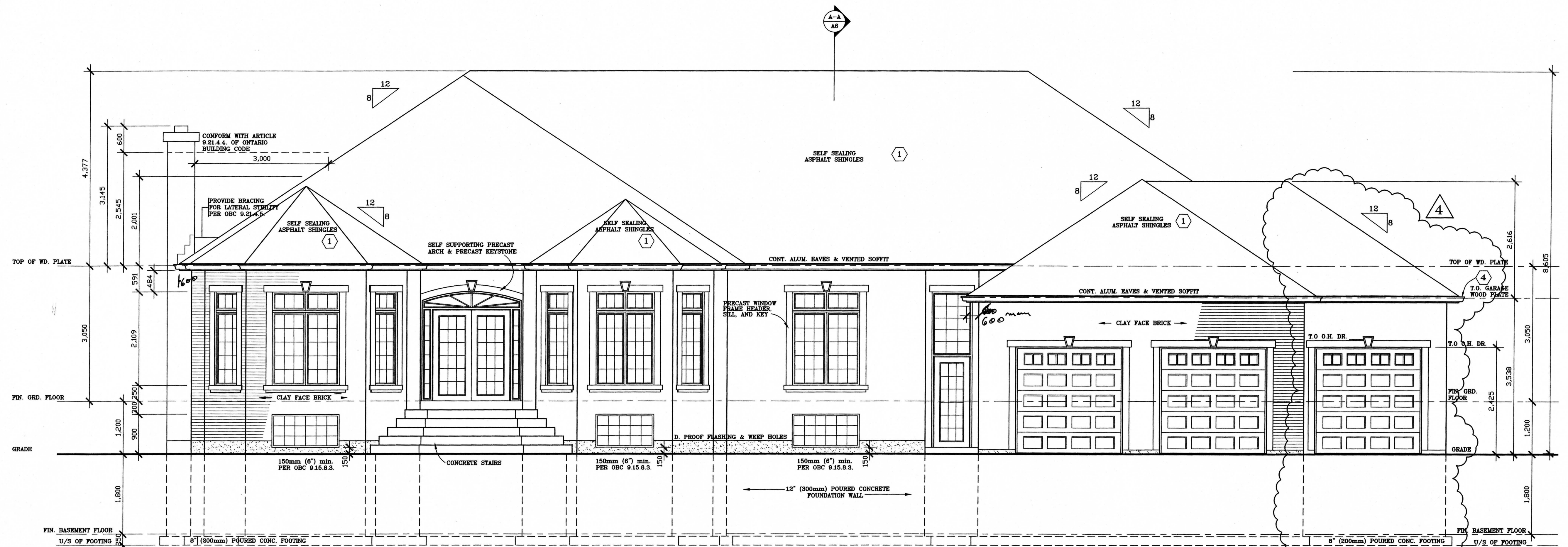
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3	REVISED 6TH BEAM DEPTHS	JUN 16/04
2	REVISED 6TH BEAMS & BATHS	25/04
1	REVISED PER CITY COMMENTED	23/04
TO	REVISION/ISSUE	DATE

PROJECT
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ONE STOREY RESIDENCE
FOR:

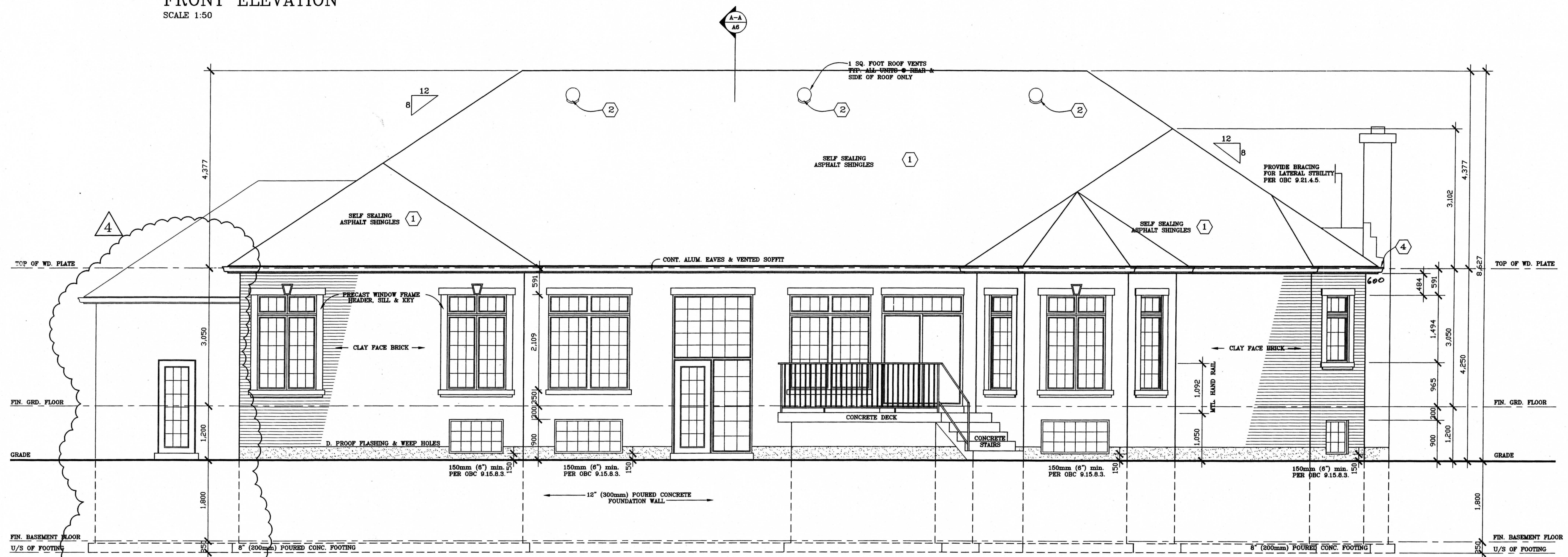
MR. S. FILICE

4294 19th AVENUE
MARKHAM, ONTARIO

DRAWING NOTES ROOF PLAN & CROSS SECTION	
DRAWN TA	PROJECT NO 04TA05-15
DATE JUNE 2003	PAGE NO
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FRONT ELEVATION
SCALE 1:50



REAR ELEVATION
SCALE 1:50

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3	REVISED STL BEAM DEPTHS	JUN 16/04
	• DELETION OF COLUMN	
2	REVISED STL BEAMS & BAY/MAR 25/04	
	AND REVISED FLOOR JOISTS	
1	REVISED PER CITY COMMENTS 23/04	

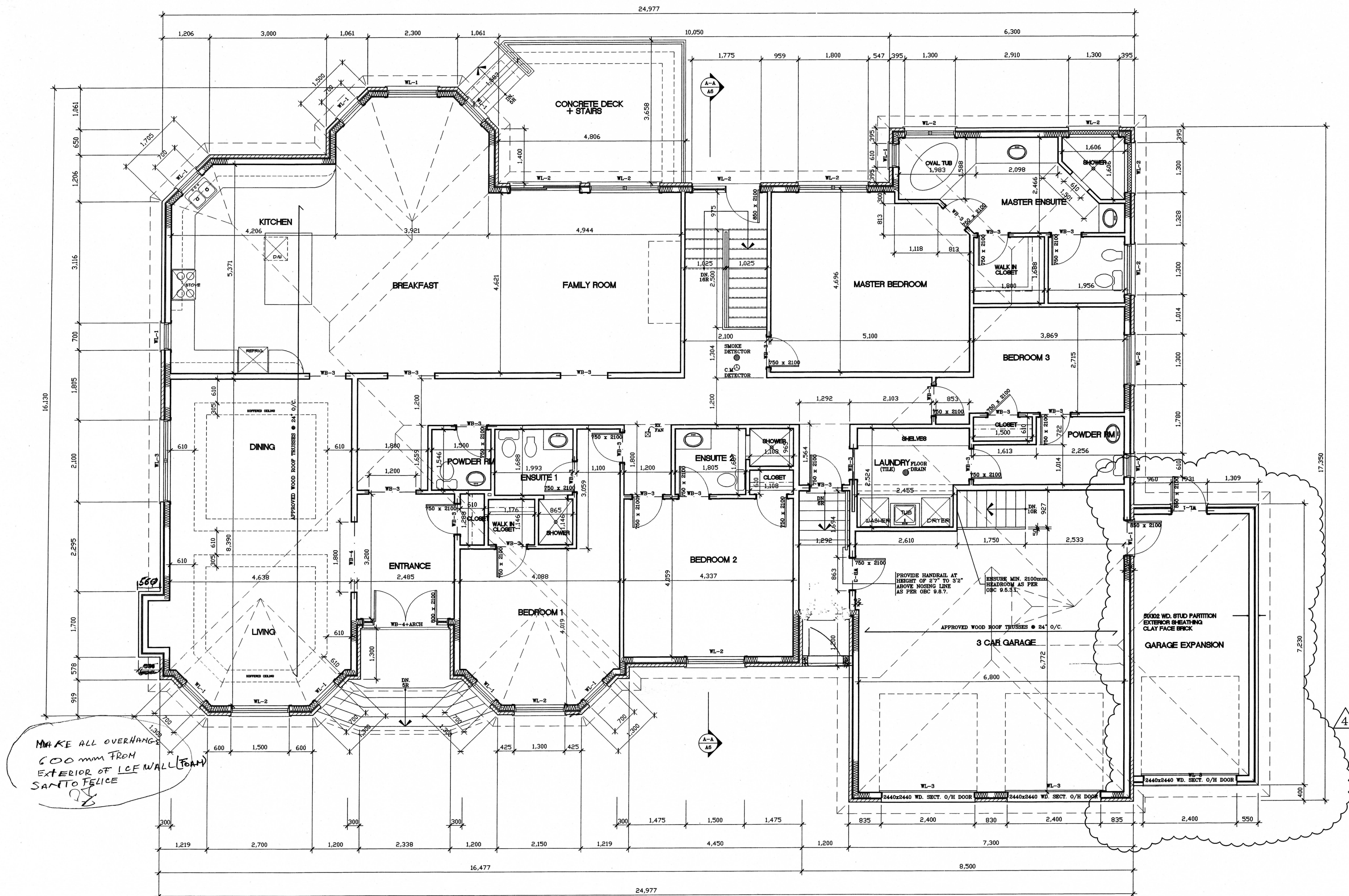
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ELEVATIONS

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TOTAL: 6,682.70sqft (620.82ma)

TO	REVISION/ISSUE	DATE
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3	REVISED STL BEAM DEPTH & DELETION OF COLLIN	JUN 16/24
2	REVISED STL BEAMS & BAYSTAR 2B/24 AND REVISED FLOOR JOISTS	
1	REVISED PER CITY COMMENTS 23/24	

PROJECT
PROPOSED
ONE STOREY RESIDENCE
FOR:

MR. S. FILICE

4294 19th AVENUE
MARKHAM, ONTARIO

DRAWING

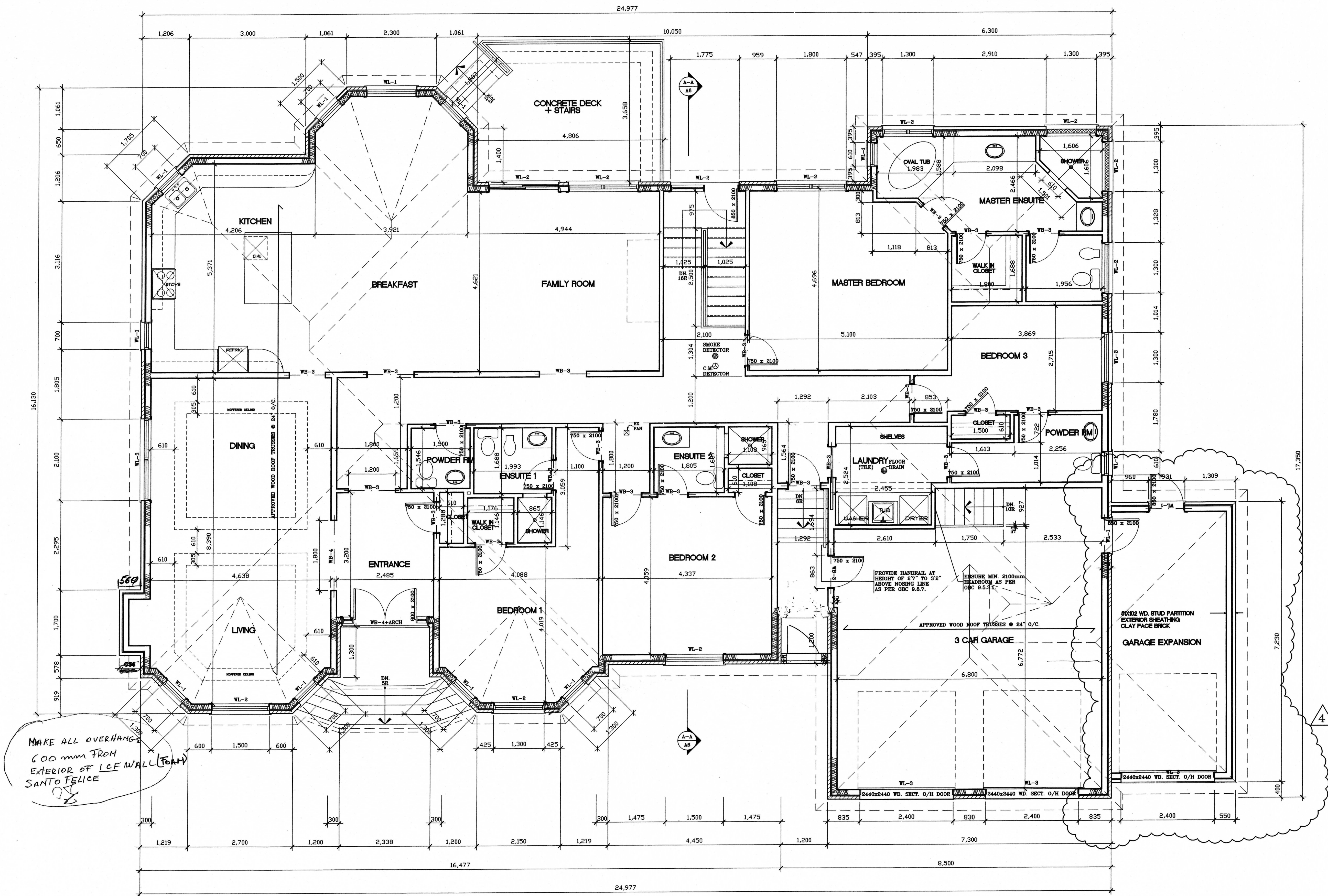
GRD. FLOOR PLAN

DRAWN TA	PROJECT NO 04TA05-15
DATE JUNE 2003	PAGE NO
SCALE AS NOTED	A3
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GROUND FLOOR PLAN
SCALE 1:50

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1	REVISED PER CITY COMMENTS 23/04	
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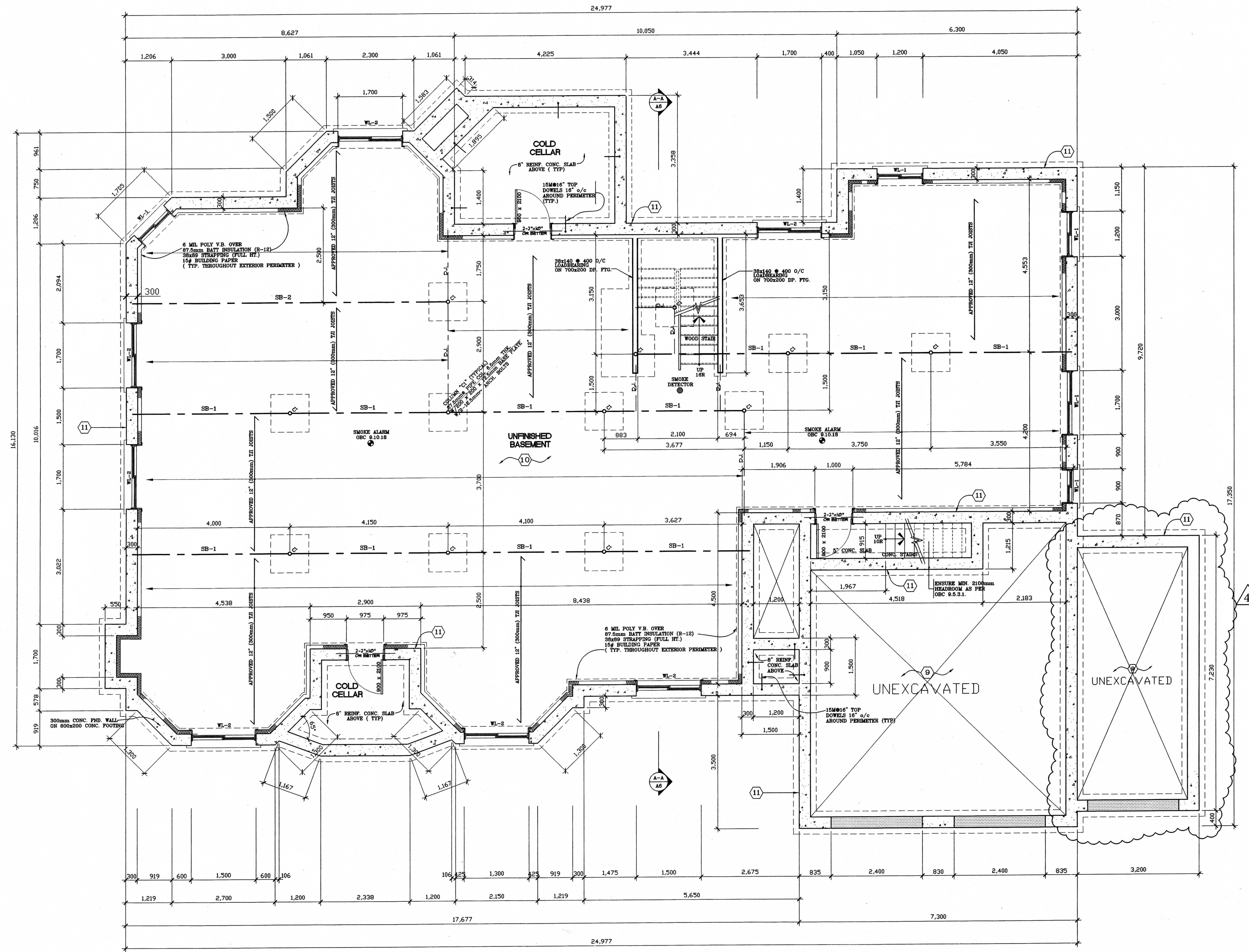
PROJECT
PROPOSED
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MR. S. FILICE

4294 19th AVENUE
MARKHAM, ONTARIO

DRAWING GRD. FLOOR PLAN	
DRAWN TA	PROJECT NO 04TA05-15
DATE JUNE 2003	PAGE NO A3
SCALE AS NOTED	
CHECKED TA	

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BASEMENT FLOOR PLAN
SCALE 1:50

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STEEL BEAM SCHEDULE FOR BEAMS SUPPORTING ONE STOREY

BEAM	DESCRIPTION
SB-1	W200x27 MAX. SUPPORTED JOIST LENGTH 4.8m (15'-9") AND MAX. BEAM SPAN 6.3m (20'-0") ALL AS PER CBC 9.23.4.3 (1)
SB-2	W100x39 MAX. SUPPORTED JOIST LENGTH 3.6m (11'-10") AND MAX. BEAM SPAN 4.0m (13'-0") ALL AS PER CBC 9.23.4.3 (1)

CONTRACTOR TO ENSURE THAT MAXIMUM SPANS AND SUPPORTED JOIST LENGTHS DO NOT EXCEED THOSE SPECIFIED IN THE ONTARIO BUILDING CODE.

STRUCTURAL ENGINEER TO VERIFY & STAMP DRAWING WITH P.E. SEAL AND GEOTECHNICAL ENGINEER TO VERIFY THAT SOIL CONDITIONS MAY ACCEPT POINT LOADS AS DESCRIBED BY INTERNAL STEEL COLUMNS & FOOTINGS.

NO.	REVISION/ISSUE	DATE
4	3rd GARAGE DOOR & BAY	JUL 23/04
3	REVISED STL. BEAM DEPTHS & DELETION OF COLUMN	JUN 16/04
2	REVISED STL. BEAMS & BAYSHAR 25/04 AND REVISED FLOOR JOISTS	
1	REVISED PER CITY COMMENTS 23/04	

PROJECT
PROPOSED
ONE STOREY RESIDENCE
FOR:

MR. S. FILICE

4294 19th AVENUE
MARKHAM, ONTARIO

DRAWING
BSMT. FLOOR PLAN

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