



**TENHOUSE**  
BUILDING WORKSHOP  
TENHOUSE BUILDING WORKSHOP  
25 CAPREOL COURT  
TORONTO, ON M5V 3Z7  
T: 905-699-7371

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 DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

**QUALIFICATION INFORMATION**  
MATTHEW FRATARCANGELI  
BCIN#:44839

**REGISTRATION INFORMATION**  
TENHOUSE BUILDING WORKSHOP  
BCIN#:112916

NO.	DATE	REVISION/ISSUE
01	06-23-21	FOR PERMIT APP

PROJECT:  
REAR YARD RENOVATION  
AT 31 BASILICA DRIVE  
VAUGHAN, ON

<b>DRAWN:</b> J.T	<b>APPROVED:</b> M.F
<b>FILE NO:</b> 2021-01	<b>CHECKED:</b> M.F
<b>REVISION:</b> 0	<b>DRAWING NO:</b> SK-0
<b>DATE:</b> 06-23-21	



1 AREA MAP  
SK-1 NTS



2 31 BASILICA DRIVE  
SK-1 NTS

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**PROJECT DESCRIPTION:**

- THESE DRAWINGS OUTLINE A NEW ACCESSORY STRUCTURE AT **31 BASILICA DRIVE, VAUGHAN, ON.**
- THERE ARE NO CHANGES TO THE EXISTING BUILDING OR SITE CONDITIONS UNLESS OTHERWISE NOTED ON THE SITE PLAN.
- EXISTING SITE DRAINAGE PATTERNS TO REMAIN UNCHANGED. MINIMUM 24" AROUND PROPERTY LINE TO REMAIN UNCHANGED - GRADES TO MATCH.

**PROJECT NOTES:**

1. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT O.B.C. AND THE ONTARIO CONSTRUCTION SAFETY ACT.
2. CONTRACTOR TAKE NECESSARY PRECAUTIONS TO COMPLY WITH LOCAL SAFETY AUTHORITIES HAVING JURISDICTION (I.E. OCCUPATIONAL HEALTH AND SAFETY ACT).
3. CHECK ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE FROM DRAWINGS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY'S ENGINEERING DEPARTMENT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBORING PROPERTIES.
6. ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED AND MARKED. ANY DAMAGED OR DISTURBED UTILITIES SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE GOVERNING BODY AT THE CONTRACTORS EXPENSE.
7. SAFEGUARD ALL EXISTING STRUCTURES, SERVICES, AND ADJACENT PROPERTY AFFECTED BY THE CONSTRUCTION.
8. ALL CONCRETE WORK, INCLUDING FORMING, REINFORCING, PREPARATION, MIXING, PLACING, CURING AND FINISHING SHALL CONFORM TO CSA CAN 3-A23.1-M90 (M94).

9. ALL MASONRY WORK TO BE DONE IN ACCORDANCE WITH CAN3-5304-M90.
10. IF THERE ARE ANY DEVIATIONS NOTED FROM WHAT IS DEPICTED ON THESE DRAWINGS, THE CONTRACTOR IS TO NOTIFY TENHOUSE BUILDING WORKSHOP AND SEEK INSTRUCTION BEFORE PROCEEDING.
11. DEMOLITION SHALL BE PERFORMED IN COMPLIANCE WITH CSA S350-M1980(R2003) AND MINISTRY OF LABOUR REQUIREMENTS.
12. IF REQUIRED, CONTRACTOR IS TO PROVIDE SUPPORTS OR SHORING WHERE NECESSARY, BEFORE ANY CLEANUP, DEMOLITION, OR REPAIR ACTIVITIES.
13. ALL DIMENSIONS ARE IN IMPERIAL UNLESS OTHERWISE NOTED.
14. ALL DIMENSION LUMBER TO BE SPRUCE, PINE, FIR (SPF) NO. 1 OR NO. 2 GRADE.
15. THE CONTRACTOR SHALL SEEK FURTHER DIRECTION, IF REQUIRED, REGARDING DETAILS OR MATERIAL SELECTION. TENHOUSE BUILDING WORKSHOP DOES NOT TAKE RESPONSIBILITY FOR DETAILS NOT INCLUDED IN THESE DRAWINGS.
16. ALL SPECIFICATIONS AND MATERIALS PROPOSED BY ENGINEERS SHALL BE USED IN PLACE OF SPECIFICATIONS AND MATERIALS IDENTIFIED IN THE CONSTRUCTION NOTES.
17. ALL MANUFACTURED ITEMS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS. SUBMIT ALL INSTALLATION INSTRUCTIONS TO OWNER UPON COMPLETION OF JOB.
18. ALL HAZARDOUS MATERIALS TO BE IDENTIFIED BY THE CONTRACTOR AND PROPERLY DISPOSED OF.
19. ALL WORK AND TRADES SHALL BE COORDINATED BY THE GENERAL CNTRACTOR TO ENSURE ALL WORK IS COMPLETED TO THE HIGHEST LEVEL OF STANDARD.
20. GENERAL CONTRACTOR IS RESPONSIBLE OF OBTAIN ALL NESSCESSARY AND REQUIRED INSPECTIONS.
21. ALL MATERIALS TO BE NEW AND FREE OF DEFECTS.

**ABBREVIATIONS:**

AFF	ABOVE FINISHED FLOOR	GWB	GYPSUM WALL BOARD
ALUM	ALUMINUM	HB	HOSE BIB
BBSE	BEAM BY STRUCTURAL ENGINEER	INSUL	INSULATED OR INSULATION
BM	BEAM	INT	INTERIOR
CLG	CEILING	JST	JOIST
CRF	CONVENTIONAL ROOF FRAMING	LVL	LAMINATED VENEER LUMBER
CMU	CONCRETE MASONRY UNIT	LSL	LAMINATED STRAND LUMBER
COL	COLUMN	MAX	MAXIMUM
CONC	CONCRETE	MIN	MINIMUM
CONT	CONTINUOUS	MTL	METAL
CW	COMPLETE WITH	OBC	ONTARIO BUILDING CODE
DEMO	DEMOLISH	OC	ON CENTER
DIM	DIMENSION	OSB	ORIENTED STRAND BOARD
DJ	DOUBLE JOIST	OTA	OPEN TO ABOVE
DN	DOWN	OTB	OPEN TO BELOW
DO	DO OVER	PT	PRESSURE TREATED
DR	DOOR	PTD	PAINT OR PAINTED
DROP	DROPPED	REQD	REQUIRED
DS	DOWNSPOUT	RM	ROOM
DWG	DRAWING	RT	ROOF TRUSS
EA	EACH	RWL	RAIN WATER LEADER
EIFS	EXTERIOR INSULATED FINISH SYSTEM	SB	SOLID BEARING
ELEV	ELEVATION	SBFA	SOLID BEARING FROM ABOVE
ENC	ENCLOSED	SJ	SINGLE JOIST
ENG	ENGINEER OR ENGINEERED	SPEC	SPECIFIED OR SPECIFICATION
EQ	EQUAL	SPF	SPRUCE, PINE, FIR
EST	ESTIMATED	STL	STEEL
EXT	EXTERIOR	T&G	TONGUE AND GROOVE
FD	FLOOR DRAIN	TJ	TRIPLE JOIST
FG	FIXED GLASS	T/O	TOP OF
FL	FLUSH	TYP	TYPICAL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	U/S	UNDERSIDE
GALV	GALVANIZED	WIC	WALK-IN CLOSET
		WP	WEATHER PROOF

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<b>REVISION:</b> 0	<b>DRAWING NO:</b> <b>SK-1</b>
<b>DATE:</b> 06-23-21	

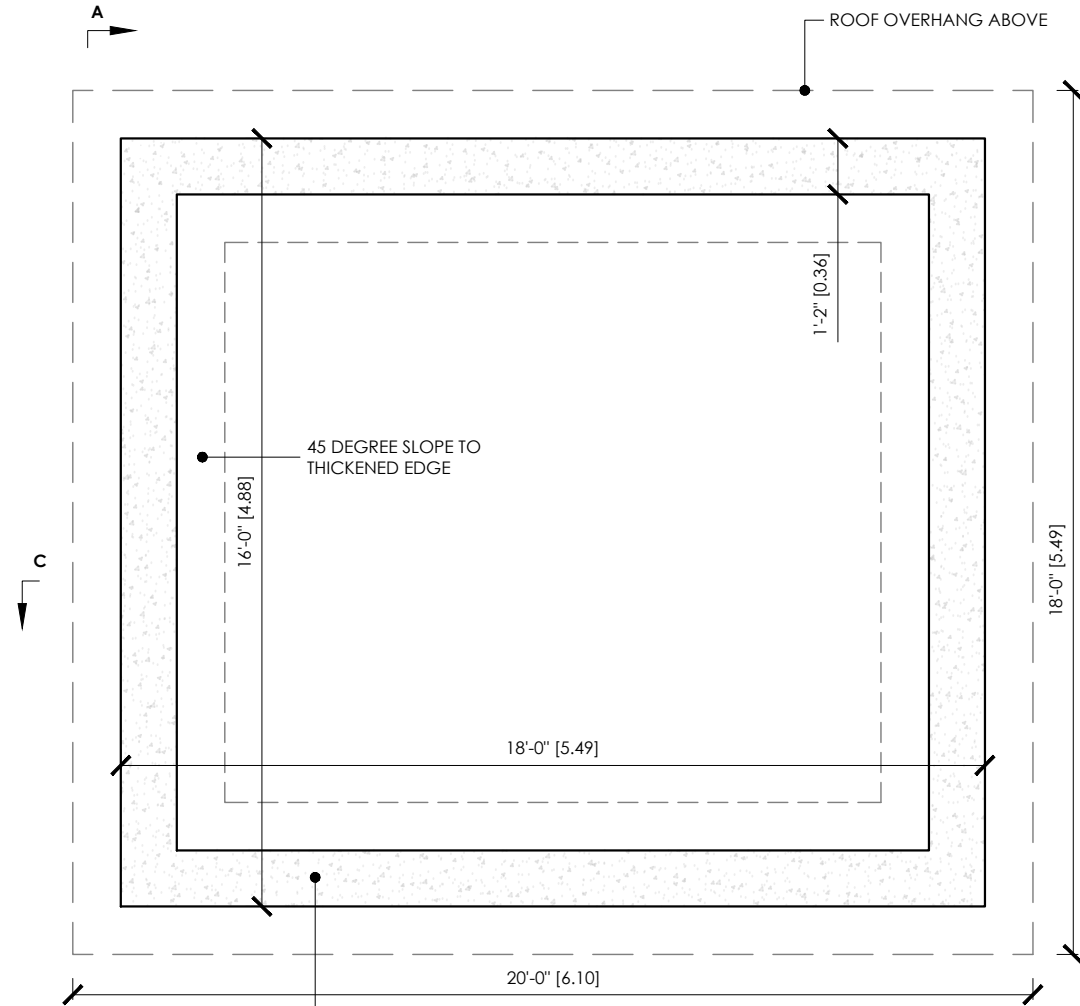


**NOTE:**  
ALL STRUCTURAL FRAMING MEMBERS TO BE PROTECTED FROM WEATHER WITH AN APPROVED METHOD OR BE GRADED FOR WEATHER EXPOSURE.

ALL STRUCTURAL FRAMING TO BE MIN 6" ABOVE GRADE.

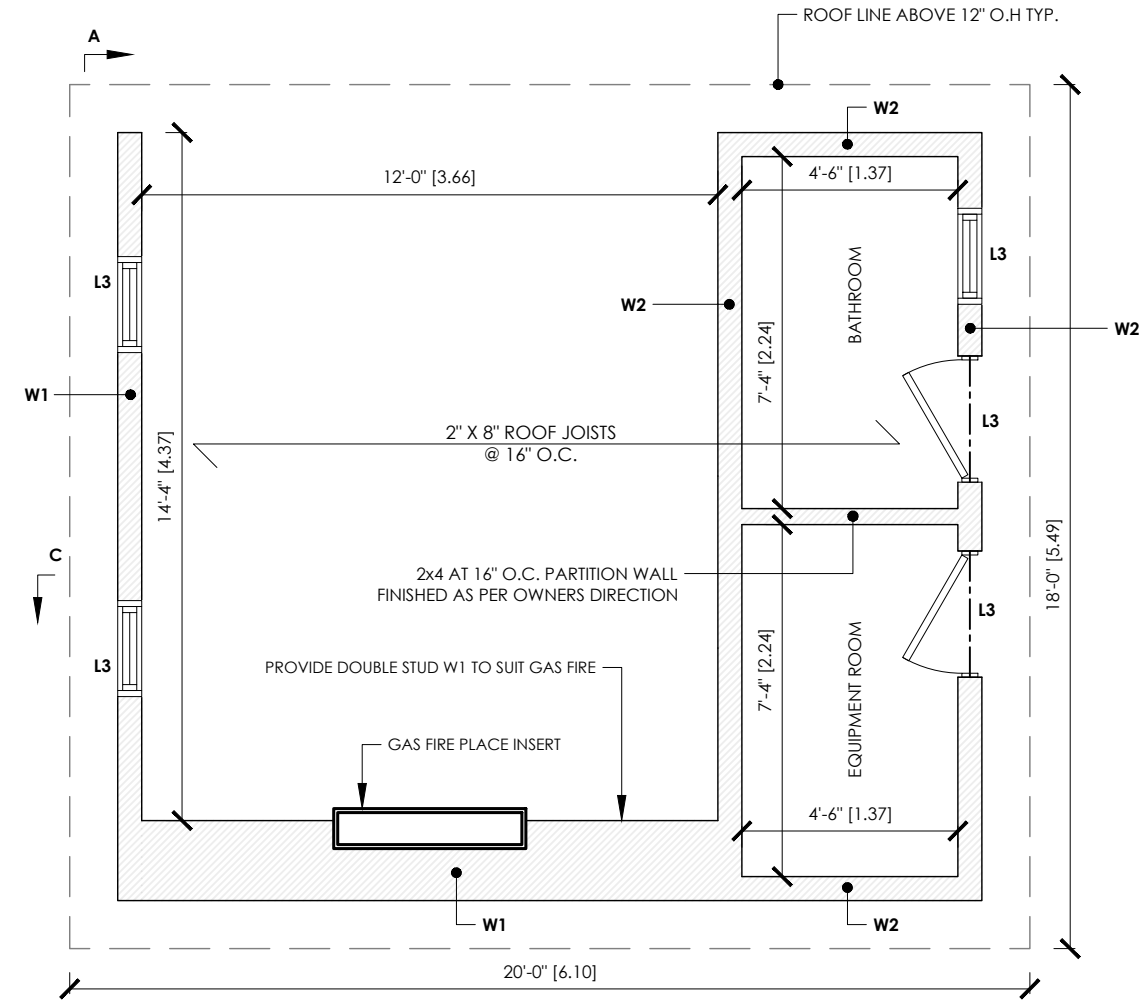
**LINTEL SCHEDULE**

L3- 2-PLY 2" X 6" LINTEL, 1 JACK, 1 KING



**NEW CONCRETE SLAB W/ 16" X 16" THK PERIMETER**  
 4" CONCRETE SLAB, MIN 32 MPa, 5% - 8% AIR ENTRAINMENT  
 6" X 6" X 10" WELDED WIRE MESH IN CENTER OF SLAB  
 POLY UNDER SLAB AND UNDER WALL SILL GASKET  
 PROVIDE 2", 25 PSI EPS RIGID INSULATION BELOW SLAB AND AT EDGE (MIN R10)  
 6" COMPACTED GRANULAR  
 16" X 16" THK PERIMETER W/ 2-15M CONTINUOUS BARS  
 PROVIDE 18" X 18" L BARS AT CORNERS TO BEAR ON UNDISTURBED SOIL  
 SEE SECTION DRAWINGS

1 FOUNDATION PLAN  
SK-3 1/4"=1'



2 FRAMING PLAN  
SK-3 1/4"=1'



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REVISION: 0	DRAWING NO: SK-3
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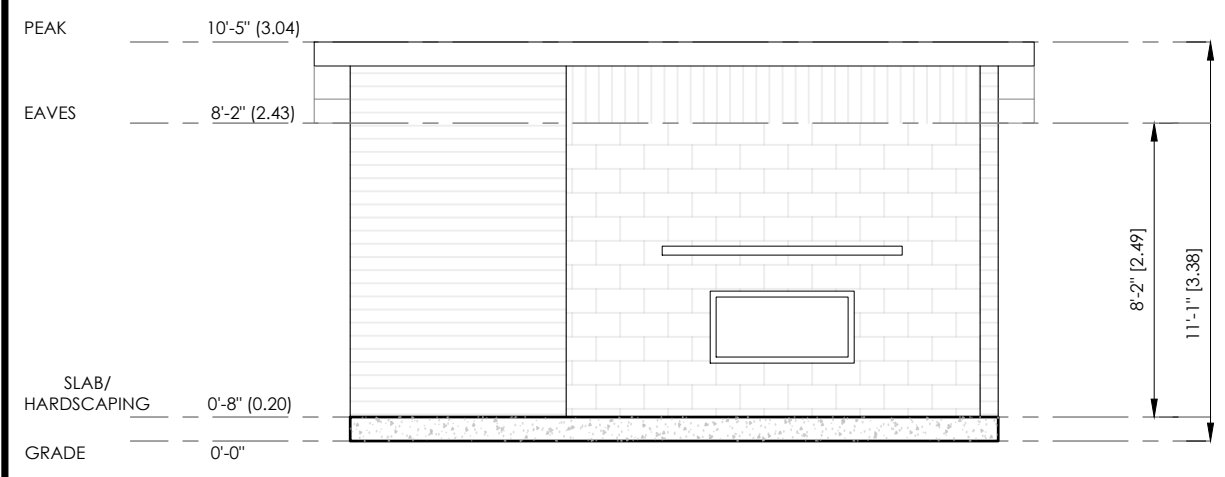
*Matthew Fratarcangeli*

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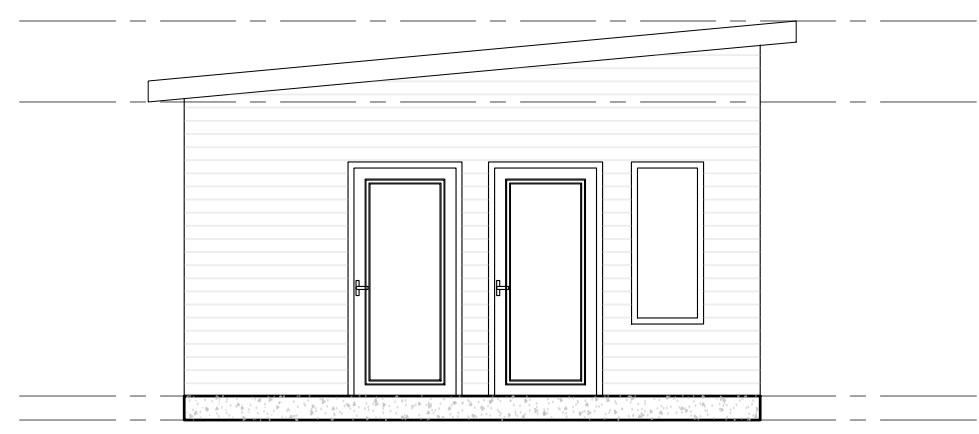
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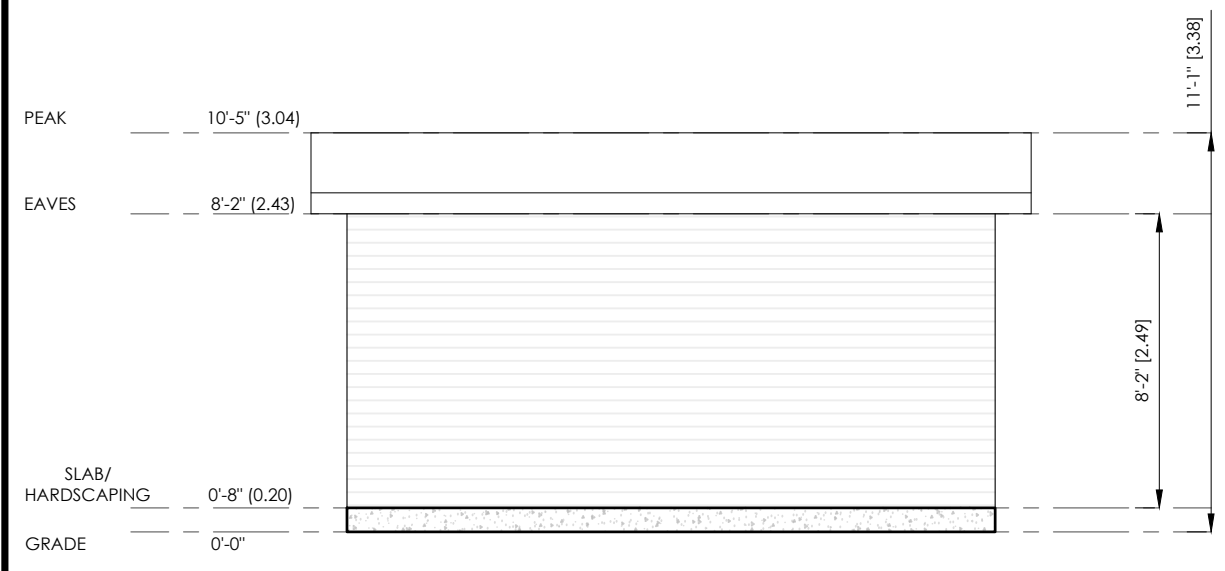
<b>DRAWN:</b> J.T	<b>APPROVED:</b> M.F
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<b>REVISION:</b> 0	<b>DRAWING NO:</b> SK-4
<b>DATE:</b> 06-23-21	



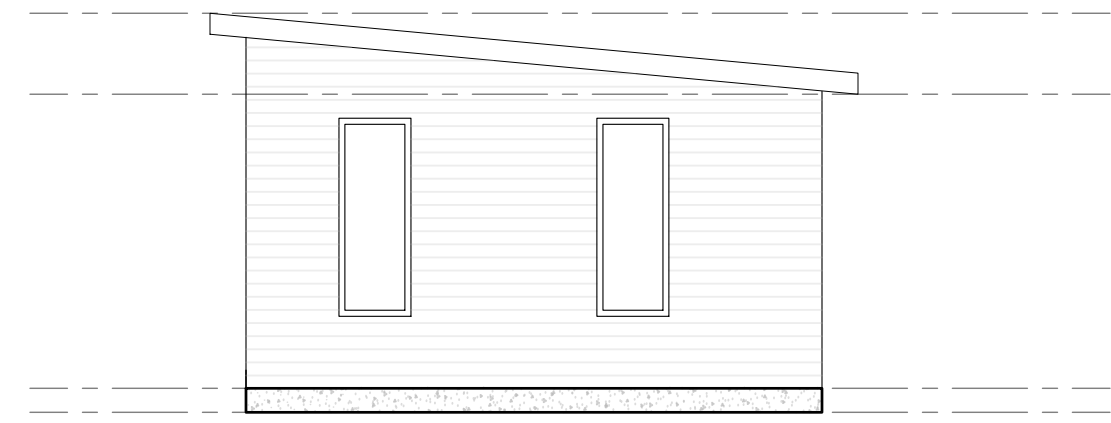
1 FRONT (SOUTH)  
 SK-4 3/16"=1'



2 SIDE (WEST)  
 SK-4 3/16"=1'



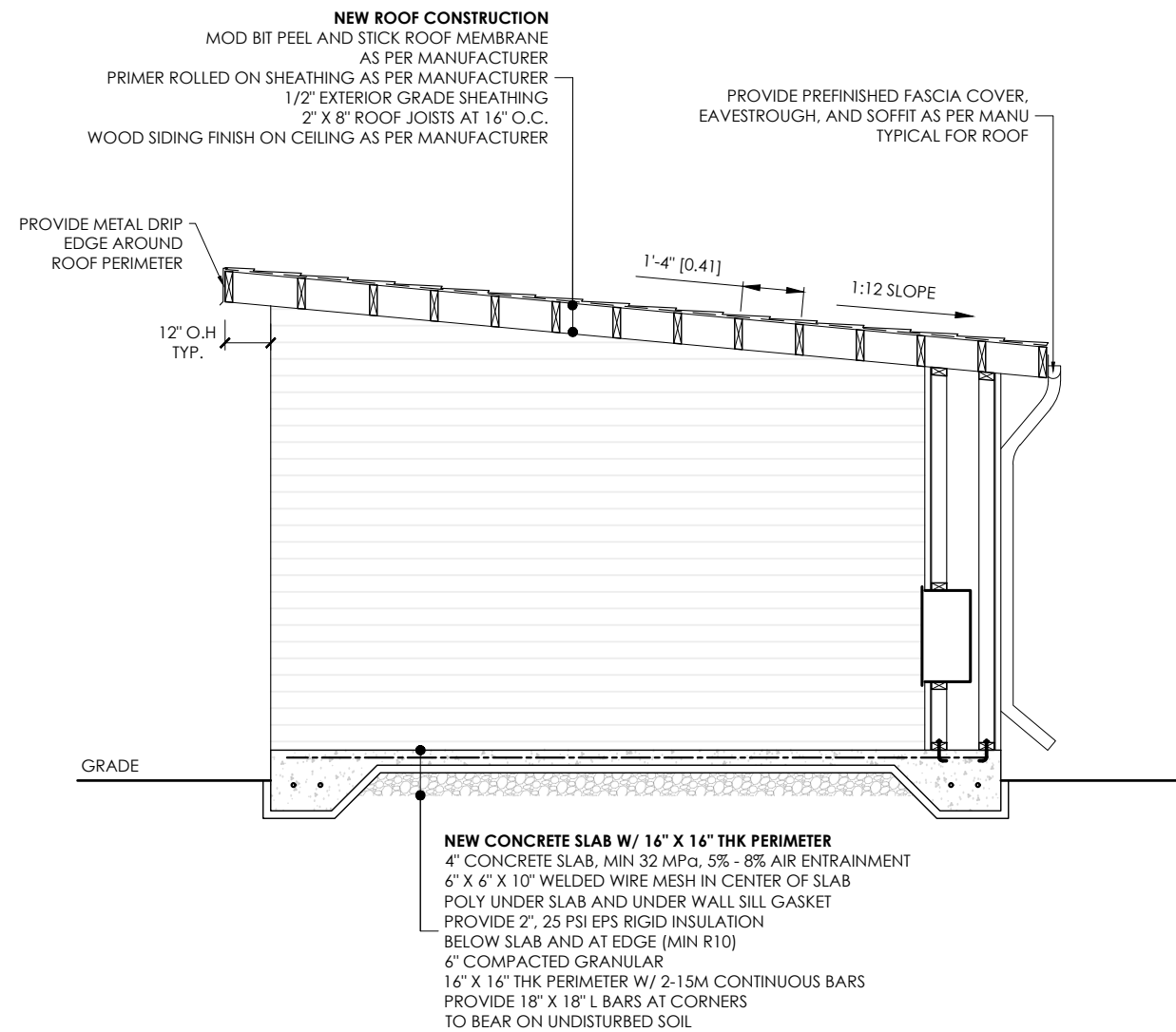
3 REAR (NORTH)  
 SK-4 3/16"=1'



4 SIDE (EAST)  
 SK-4 3/16"=1'

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ALL STRUCTURAL FRAMING TO BE MIN 6" ABOVE GRADE.



1 SECTION A  
SK-5 1/4"=1'



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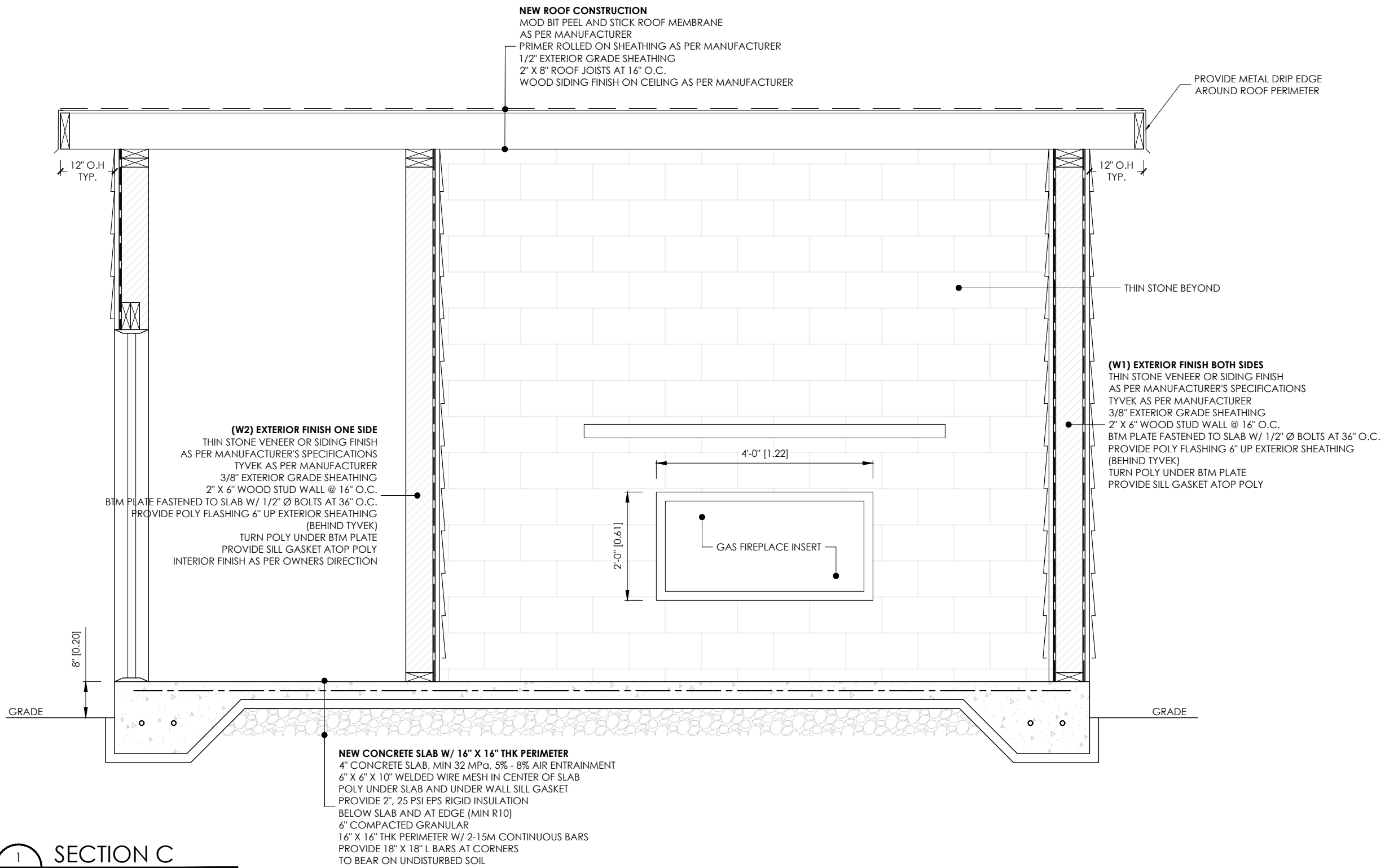
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ALL STRUCTURAL FRAMING TO BE MIN 6" ABOVE GRADE. IF STRUCTURAL MEMBER IS AT GRADE, EXCAVATE 6" DEEP BELOW MEMBER AND FILL WITH GRANULAR. ENSURE 6" CLEARANCE FROM GRADE ALL AROUND STRUCTURAL MEMBERS.



1 SECTION C  
 SK-6 1/2"=1'

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WALL SCHEDULE		
DWG. MARKER	DETAIL	CONSTRUCTION
W1		<b>EXTERIOR FINISH BOTH SIDES</b> THIN STONE VENEER OR SIDING FINISH AS PER MANUFACTURER'S SPECIFICATIONS TYVEK AS PER MANUFACTURER 3/8" EXTERIOR GRADE SHEATHING 2" X 6" WOOD STUD WALL @ 16" O.C. PRESSURE TREATED BTM PLATE FASTENED TO SLAB W/ 1/2" Ø BOLTS AT 36" O.C. PROVIDE POLY FLASHING 6" UP EXTERIOR SHEATHING (BEHIND TYVEK) TURN POLY UNDER BTM PLATE PROVIDE SILL GASKET ATOP POLY
W2		<b>EXTERIOR FINISH ONE SIDE</b> THIN STONE VENEER OR SIDING FINISH AS PER MANUFACTURER'S SPECIFICATIONS TYVEK AS PER MANUFACTURER 3/8" EXTERIOR GRADE SHEATHING 2" X 6" WOOD STUD WALL @ 16" O.C. PRESSURE TREATED BTM PLATE FASTENED TO SLAB W/ 1/2" Ø BOLTS AT 36" O.C. PROVIDE POLY FLASHING 6" UP EXTERIOR SHEATHING (BEHIND TYVEK) TURN POLY UNDER BTM PLATE PROVIDE SILL GASKET ATOP POLY INTERIOR FINISH AS PER OWNERS DIRECTION