

**UNDERPINNED FOUNDATIONS**

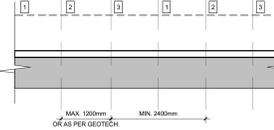
SCALE: 1:50

**UNDERPINNING LEGEND:**

- EXISTING EXTERIOR FOUNDATION WALLS TO BE UNDERPINNED AS PER DETAIL 1 S1.2
- EXISTING INTERIOR FOUNDATION WALLS TO BE UNDERPINNED AS PER DETAIL 3 S1.2

ALL UNDERPINNING TO BE SEQUENCED TO ENSURE A MAXIMUM EXCAVATION WIDTH OF 1200mm WITH A MINIMUM OF 300mm BETWEEN CONCRETE EXCAVATED SECTIONS AS NOTED BELOW. THIS MAY BE EXCAVATED AND PLACED CONCRETE IN PLACE TO MAINTAIN STABILITY OF EXISTING FOUNDATIONS. MINIMUM DISTANCES BETWEEN EXCAVATED SECTIONS, CONCRETE SHALL REACH 75% OF DESIGN STRENGTH PRIOR TO CONTINUING WITH ADJACENT SECTIONS.

**GEOTECHNICAL ENGINEER TO REVIEW SOILS AFTER FIRST EXCAVATION IS COMPLETE TO CONFIRM SUITABILITY OF SOILS FOR ANY PROPOSED UNDERPINNING ENCHING.**



**CONSTRUCTION NOTES - FOUNDATION**

(AS REFERENCED ON PLAN)

1. DROP TOP OF WALL 200 BELOW LOWER BASEMENT SLAB AND POUR SLAB OVER. INFLUENCE DOOR OPENING ABOVE W/ CONCRETE BLOCK. SEE FRAMING PLAN.
2. INELL EXISTING OPENING IN MASS MASONRY WALL WITH MINIMUM 140 CONCRETE BLOCK. PROVIDE CEMENT FASER ON EXTERIOR SIDE WHERE APPLICABLE. DOWN INTO EXISTING W/ 100x140 BLOCK (WELL W/ HYDRO STOP). MINIMUM 150mm ON TOP OF CONCRETE. PROVIDE JAMB AND ALONG BOTTOM REFER TO ARCH. FOR ALL INTERIOR & EXTERIOR TREATMENTS.
3. 300x300 SLAB THICKNESS 140 CONCRETE ON 300 DIA. PIERS AT MAX. 1800 O.C. TO SUPPORT SLAB EDGE. TYPICAL FOR LANDINGS & PLANTER SLABS. PROVIDE ROUND BREAK AT SLAB EDGE AGAINST EXISTING MASONRY WALL.
4. NEW 450x450 OPENING IN EXISTING FOUNDATION WALL TO ACCOMMODATE GEOTECHNICAL PIPE PENETRATION. REFER TO DETAIL 10 S1.2 FOR BENCH STEEL PLATE BOX OPENING.
5. EXTEND HP PILES IN THE GEOTECHNICAL ROOM TO NOT LESS THAN 1400 BELOW THE LOWER BASEMENT FINISHED FLOOR LEVEL. INSTALL PILES PRIOR TO INSTALLING PRECAST SUMP PITS.
6. PROVIDE SOIL SHIELDING AND BRACING AS REQUIRED WHERE EXCAVATION UNDERMINES EXISTING STRUCTURE. BACKFILL WITH ENGINEERED FILL TO PROVIDE PRECAST SUMP PITS TO ELEVATION OF SURROUNDING PAD FOOTINGS. PROVIDE SHOP DRAWINGS OF PRECAST CONCRETE SUMP PITS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. DESIGN SUMP PITS TO RESIST SOIL PRESSURE APPLIED AT DEPTH PLUS AN ADDITIONAL 100 kPa SURCHARGE PRESSURE APPLIED AT THE BASE OF THE SURROUNDING TYPICAL.

**PIER SCHEDULE**

MARK	SIZE	REINFORCING
P1	300 x 300 CONC.	3-15M VERT BARS 100mm TIES @ 250 O.C.
P2	300 x 300 CONC.	3-15M VERT BARS 100mm TIES @ 250 O.C.

**PAD FOOTING SCHEDULE**

MARK	SIZE	REINFORCING
F1	600 x 350 THICK	3-15M BARS EACH WAY
F2	1000 x 1200 x 250 THICK	3-15M BARS EACH WAY
F3	2000 x 1000 x 400 THICK	3-15M BARS (SHORT) x 3-15M BARS (LONG)
F4	600 x 300 x 300 THICK CONC.	3-15M BARS EACH WAY
F5	600 x 300 x 300 THICK	3-15M BARS (LONG) x 3-15M BARS (SHORT)
F6	1700 x 1700 x 350	3-15M BARS EACH WAY
F7	CONCRETE	3-15M BARS EACH WAY
F8	PRECAST THICK SLAB	UNREINFORCED

**HELICAL PILE SCHEDULE**

MARK	VERTICAL FACTORED LOAD (kN)	HORIZONTAL FACTORED LOAD (kN)	PILE CAP	PILE CAP REINFORCING
HP1	100kN	10kN	200 x 200 x 200	3-15M EACH WAY

**FOUNDATION WALL SCHEDULE**

MARK	WALL TYPE	REINFORCING
FW-1	200 CONCRETE	150mm AT 200 O.C. EACH WAY
FW-2	200 CONCRETE	150mm CONT. TOP BARS
FW-3	200 CONCRETE	150mm AT 200 O.C. EACH WAY, EACH FACE
FW-4	200 CONCRETE	150mm AT 200 O.C. EACH WAY, EACH FACE
FW-5	200 CONCRETE	150mm AT 200 O.C. EACH WAY, CENTERED
FW-6	200 CONCRETE	150mm AT 200 O.C. EACH WAY, CENTERED

**STRIP FOOTING SCHEDULE**

MARK	SIZE	REINFORCING
SF-1	200 WIDE x 200 THICK	2-15M CONT. BARS
SF-5	200 WIDE x 50 THICK	1-15M CONT. BARS

PROVIDE 75 CONCRETE COVER TO US OF REINFORCING STEEL PLACED AGAINST SOIL, U.N.D.

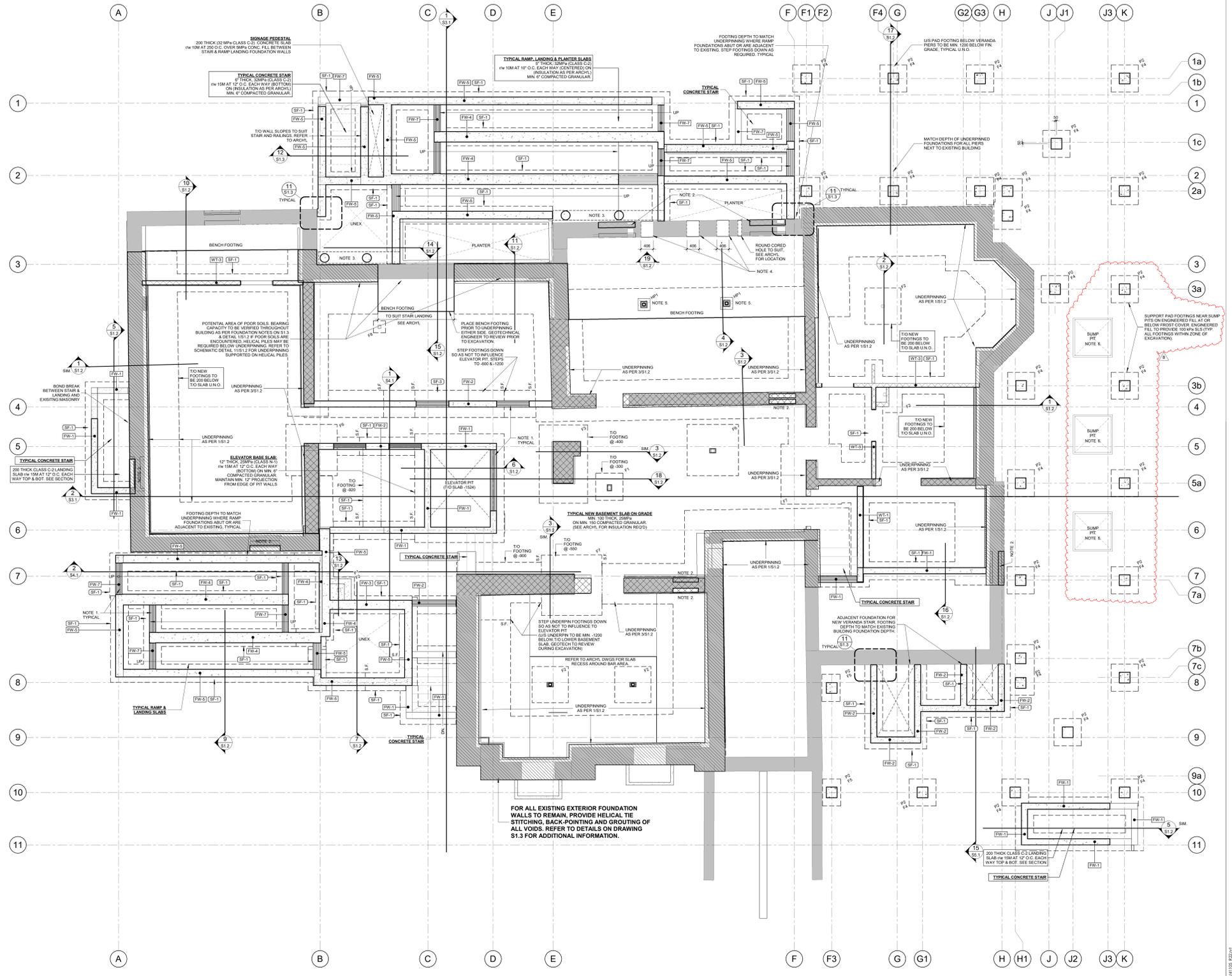
REFER TO WALL SCHEDULE FOR DOWELS REQUIREMENTS FROM PIER ABOVE.

REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS

PROVIDE MIN. 1200 FROST COVER FOR ALL NEW FOOTINGS.

**LEGEND:**

- FW- DENOTES WALL TYPE. REFER TO WALL TYPE SCHEDULE FOR REINFORCING REQUIREMENTS
- SF- STRUCTURAL FOOTING TYPE
- S.F. STEPPED FOOTING
- FOUNDATION WALL OVERPOUR DROP TOP OF WALL 200 AND POUR SLAB OVER. U.N.D.
- TO FTS: INDICATES TOP OF FOOTING / SLAB ELEVATION RELATIVE TO 100.



**FOUNDATION PLAN**

SCALE: 1:50

**REVISIONS:**

NO.	DATE	PARTICULAR
1	MAY 5, 2023	CLASS 'C' COST ESTIMATE
2	DEC 4, 2023	ISSUE FOR 100% DD
3	MAY 27, 2024	ISSUED FOR PERMIT
4	JUNE 6, 2024	CLASS 'A' COST ESTIMATE
5	AUG 7, 2024	PRE-TENDER REVIEW
6	AUG 13, 2024	ISSUED FOR TENDER
7	AUG 27, 2024	RE-ISSUED FOR PERMIT
8	OCT 8, 2024	ISSUED FOR ADDENDUM 9

**NOTES:**

- 1a
- 1b
- 1c
- 2
- 2a
- 3
- 3a
- 3b
- 4
- 5
- 5a
- 6
- 7
- 7a
- 7b
- 7c
- 8
- 9
- 9a
- 10
- 11

**PROJECT:**

TE-41105-22  
16780 VONCE ST., NEWMARKET, ON

ORIGINAL PAGE SIZE: ARCH E1 - 30" x 42"

KEY TO DETAIL LOCATION:  
A - DETAIL NO.  
B - DETAIL NO. ORIGIN

**VG ARCHITECTS**  
THE VENTIN GROUP LTD

SCALE: As indicated

FOUNDATION PLAN

S1.1

DRAWN BY: JDH CHECKED BY: GZ

NO.	DATE	PARTICULAR
1	MAY 5, 2023	CLASS 'C' COST ESTIMATE
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**NOTES:**

1. REPRODUCTION OF DRAWING AND RELATED DOCUMENTS IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN CONTRACTOR.

**CONSTRUCTION NOTES - FRAMING**

- (AS REFERENCED ON PLAN)
- SITE VERIFY EXISTING FLOOR, CEILING AND ROOF FRAMING (SIZE / DIRECTION / CONDITION). REPORT ANY DISCREPANCIES, DAMAGE OR DETRIMENTATION TO PROJECT ENGINEERS FOR REVIEW.
  - FLOOR JOISTS BELOW EXISTING WASHROOMS, REMOVE FINISHES AND EXPOSE JOISTS FOR REVIEW OF POTENTIAL EXISTING DAMAGE, DETRIMENTATION, NOTICES AND RISK. REINFORCE JOISTS AS PER FLOOR JOIST SCHEDULE WHERE MORE THAN 10% OF THE EXISTING JOIST CROSS-SECTION IS MISSING OR DAMAGED.
  - CONDITION OF EXISTING MASONRY LINTEL TO BE REVIEWED DURING CONSTRUCTION. CONTACT TACOMA ENGINEERS FOR REVIEW ONCE EXPOSED. IF EXISTING LINTEL IS IN POOR CONDITION REPLACE WITH NEW M.L. LINTEL ABOVE.
  - EXISTING 2" PLY 1/8" LEDGER BOULDED WITH EXTERIOR MASONRY WALL. TYPICAL AROUND PERIMETER OF VERANDA UPPER FRAMING, ASSUMED (TO BE VERIFIED ON SITE).
  - PROVIDE ADDITIONAL 3/4" DIA. ANCHORS (SHLDS) AND EXPOSED THROUGH LEDGER INTO MASONRY WALL AT MAX. 16" O.C. WITH HELIX HIT 200 EPOXY (IF EMBEDMENT), TYPICAL.
  - 2" LEDGER MATCH JOIST DEPTH (MIN. 114mm DIA. THREADED ROD) DRILLED AND EXPOSED INTO BLOCK WALL AT 20" O.C. (STAGGERED) WITH HELIX HIT 200 AND HIT-IC INSERTS (14mm EMBEDMENT) INTO SOLID GROUDED BLOCK 500 FOR MASS MASONRY.
  - M.L. LINTEL IS INSTALLED TO SUIT THE REQUIRED OPENING WIDTH FOR THE ELEVATOR CAB INSTALLATION. COORDINATE SIZE OF OPENING WITH ELEVATOR SHOP DRAWINGS AND INSTALL TO SUIT FINAL DOOR OPENING W/ BLOCK AND NON-BEARING LINTEL AS REQUIRED.
  - EXISTING UNFINISHED SECOND FLOOR FRAMING WITHIN THE HATCHED AREA IS SUITABLE FOR A LIVE LOAD OF 24 kPa (50 psf). POST OCCUPANCY LIMITS IN A CONSPICUOUS LOCATION. THE FLOOR AREAS THAT ARE SUITABLE FOR A PCA CAN SUPPORT A POINT LOAD OF 150kg LOCATED ANYWHERE WITHIN THE ROOM FOR MUSEUM EXHIBITS / DISPLAYS.

REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS

**SYMBOL LEGEND:**

- WT- DENOTES WALL TYPE. REFER TO WALL TYPE SCHEDULE FOR REINFORCING REQUIREMENTS
- WT-3 DENOTES DROPPED LINTEL-BEAM TYPE. REFER TO LINTEL TYPE SCHEDULE FOR SIZE AND REINFORCING. PROVIDE 2" BEAM HANGERS WHERE REQUIRED.
- WT-4 DENOTES FLUSH LINTEL-BEAM TYPE. REFER TO LINTEL TYPE SCHEDULE FOR SIZE AND REINFORCING. PROVIDE 2" BEAM HANGERS WHERE REQUIRED.
- F.A. DENOTES POST OR COLUMN ABOVE
- D.J. DENOTES DOUBLE JOIST

MARK	EXISTING / SALVAGED JOIST SIZE & SPACING	REINFORCING (SEE FLOOR REINF. LEGEND) (EXTENTS HATCHED ON PLAN WHERE REQUIRED)
FJ-1	2" x 11.75" AT 16" O.C.	N/A
FJ-1a	2" x 11.75" AT 16" O.C.	REINFORCE EXISTING JOIST w/ (1) NEW 2x12 SISTER (MIN. 90% OF EXISTING SPAN)
FJ-1b	2" x 11.75" AT 16" O.C.	REINFORCE EXISTING JOIST w/ (1) NEW 2x12 SISTER (FULL SPAN) - POCKET SISTERED PILES 1200mm INTO MASONRY WALL EACH END
FJ-2	2.75" x 11.75" AT 16" O.C.	REINFORCE EXISTING JOIST w/ (1) NEW 1.75" x 11.25" LVL 2.0E (MIN. 90% OF EXISTING SPAN)
FJ-3	3" x 11.75" AT 16" O.C.	N/A
FJ-4	3" x 11.75" AT 17" O.C.	REINFORCE EXISTING JOIST w/ (1) NEW 1.75" x 11.25" LVL 2.0E (MIN. 90% OF EXISTING SPAN)
FJ-5	3" x 11.75" AT 17" O.C. (STAIR JOISTS)	N/A
FJ-6	2x12 AT 16" O.C.	REINFORCE EXISTING JOIST w/ (1) NEW 1.75" x 11.25" LVL 2.0E (MIN. 90% OF EXISTING SPAN)
FJ-7	2x2x16 AT 16" O.C.	PROVIDE 2x4 WOOD SLEEPERS OVER JOISTS. REQUIRED TO DEVELOP SLOPES. REFER TO ARCH. PLAN.
FJ-8	2" x 8.5" AT 20" O.C. FLOWER VERANDA (MAX. SPAN = 3600mm)	COMPOSITE DECKING AS PER ARCH. FLOOR FINISHES. PROVIDE 2x4 WOOD SLEEPERS OVER JOISTS. REQUIRED TO DEVELOP SLOPES. REFER TO ARCH. PLAN.
FJ-9	2x10 AT 12" O.C.	SUPPORT NEW JOISTS ON 2x4x16 O.C. W/ WALLS FROM LOWER FLOOR BELOW. TO LIMIT JOIST SPAN TO MAX. 4000mm. W/EE WALLS TO BE PERPENDICULAR TO EXIST. JOISTS.
FJ-10	1.75" x 11.25" LVL 2.0E JOISTS AT 16" O.C.	BASED PLATFORM FOR MECHANICAL, ELECTRICAL EQUIPMENT. PROVIDE 2x4 WOOD SLEEPERS OVER JOISTS. REQUIRED TO DEVELOP SLOPES. REFER TO ARCH. PLAN.
FJ-11	2" x 8.5" AT 16" O.C.	PROVIDE 2x4 WOOD SLEEPERS OVER EXISTING JOISTS. DEPTH TO SUIT. RIB & SHIM SLEEPERS AS REQUIRED TO SUIT FLOOR LEVELING. NEW 50% T&G PLY WOOD SUBFLOOR.
FJ-12	2x10 AT 12" O.C.	

- NOTES:**
- NEW JOISTS TO BEAR MINIMUM 30mm (1 1/2") ON SUPPORTING WALL OR DROPPED BEAM U.N.D.
  - SEPARATE WOOD FROM CONCRETE OR MASONRY WITH 10mm POLY SHEET.
  - ALL NEW FLOOR SHEATHING TO BE 19mm (3/4") TONGUE & GROOVE, GLEUED AND SCREWED U.N.D.
  - TO 1" = DOUBLE JOIST.
  - REMOVE EXISTING CEMENTITIOUS MATERIAL IN EXISTING JOIST SPACES TO ACCOMMODATE REINFORCING AS NOTED.
  - ALL FLOOR CONNECTIONS SECURE JOISTS TO MAIN JOIST, LEDGER OR FLUSH BEAM WITH METAL JOIST HANGERS, SIZED TO SUIT. (TYPICAL ALL FLOOR JOISTS)

**FLOOR LOADING & REINFORCING LEGEND:**

- EXISTING WOOD FRAMED FLOOR TO BE REINFORCED AS PER FLOOR JOIST SCHEDULE
- NEW FLOOR FRAMING FRAMED OVER EXISTING FLOOR
- AREA OF LIMITED LIVE LOAD. SEE CONSTRUCTION NOTE 8

MARK	SIZE	NOTES
B1	3" PLY 44302 LVL 2.0E	
B2	3" PLY 44302 LVL 2.0E	
B3	3" PLY 184 LVL 2.0E	
B4	3" PLY 184 LVL 2.0E	
B5	3" PLY 44184 LVL 2.0E	
B6	3" PLY 44184 LVL 2.0E	
B7	3" PLY 44184 LVL 2.0E	
B8	3" PLY 44184 LVL 2.0E	
B9	3" PLY 44184 LVL 2.0E	
B10	3" PLY 44184 LVL 2.0E	
B11	3" PLY 44184 LVL 2.0E	
B12	3" PLY 44184 LVL 2.0E	
B13	3" PLY 44184 LVL 2.0E	
B14	3" PLY 44184 LVL 2.0E	
B15	3" PLY 44184 LVL 2.0E	
B16	3" PLY 44184 LVL 2.0E	
B17	3" PLY 44184 LVL 2.0E	
B18	3" PLY 44184 LVL 2.0E	
B19	3" PLY 44184 LVL 2.0E	
B20	3" PLY 44184 LVL 2.0E	

- NOTES:**
- NEW LVL BEAMS BEARING ON EXISTING MASONRY. PROVIDE MASONRY POCKETS NOT LESS THAN 150mm BEARING LENGTH ON A NEW MORTAR BEARING BED (U.N.D.)
  - SEPARATE WOOD FROM MASONRY w/ a 6mm POLY SEPARATOR SHEET
  - AT FLOOR CONNECTIONS SECURE BUILT-UP MEMBERS TO MAIN JOIST, LEDGER OR BEAM WITH METAL BEAM HANGER SIZED TO SUIT. TYPICAL U.N.D.

MARK	COLUMN SIZE	BASEPLATE	ANCHOR BOLTS
C1	100x100x6	100x100x6	4 - 160A ANCHOR BOLTS
C2	125x125x6.5	125x125x6.5	4 - 160A ANCHOR BOLTS
C3	150x150x6.5	150x150x6.5	4 - 160A ANCHOR BOLTS

MARK	WALL TYPE	REINFORCING
WT-1	160 CONCRETE BLOCK	EMBED 160 C/C - 10mm LEDGER TYPE JOINT REINFORCING AT 600 C/C (EVERY 3rd COURSE)
WT-2	160 CONCRETE BLOCK	EMBED 160 C/C - 10mm LEDGER TYPE JOINT REINFORCING AT 600 C/C (EVERY 3rd COURSE)
WT-3	160 CONCRETE BLOCK	EMBED 160 C/C - 10mm LEDGER TYPE JOINT REINFORCING AT 600 C/C (EVERY 3rd COURSE) PROVIDE ADDITIONAL VERTICAL 160 BAR FLUSH WITH EXISTING MASONRY WALLS (4-5000mm SPAN) AND POINT LOADS AS NOTED ON PLANS
WT-4	50 WOOD STUDS AT 480 O.C.	
WT-5	2x4 WOOD STUDS AT 203 O.C. (DOUBLE STUDS, BUILT UP)	

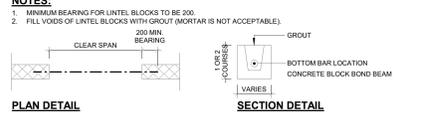
MARK	SIZE	ANCHORS
WP1	178 x 13 x 178	(1) 15M x 600 LONG
WP2	200 x 16 x 250	NONE. GROUT POCKET SOLID.
WP3	125 x 13 x 250	NONE. GROUT POCKET SOLID.
WP4	100 x 16 x 300	NONE. GROUT POCKET SOLID.
WP5	250 x 16 x 300	NONE. GROUT POCKET SOLID.
WP6	250 x 16 x 300	NONE. GROUT POCKET SOLID.

- NOTES:**
- GROUT VOIDS SOLID BELOW DECKELS

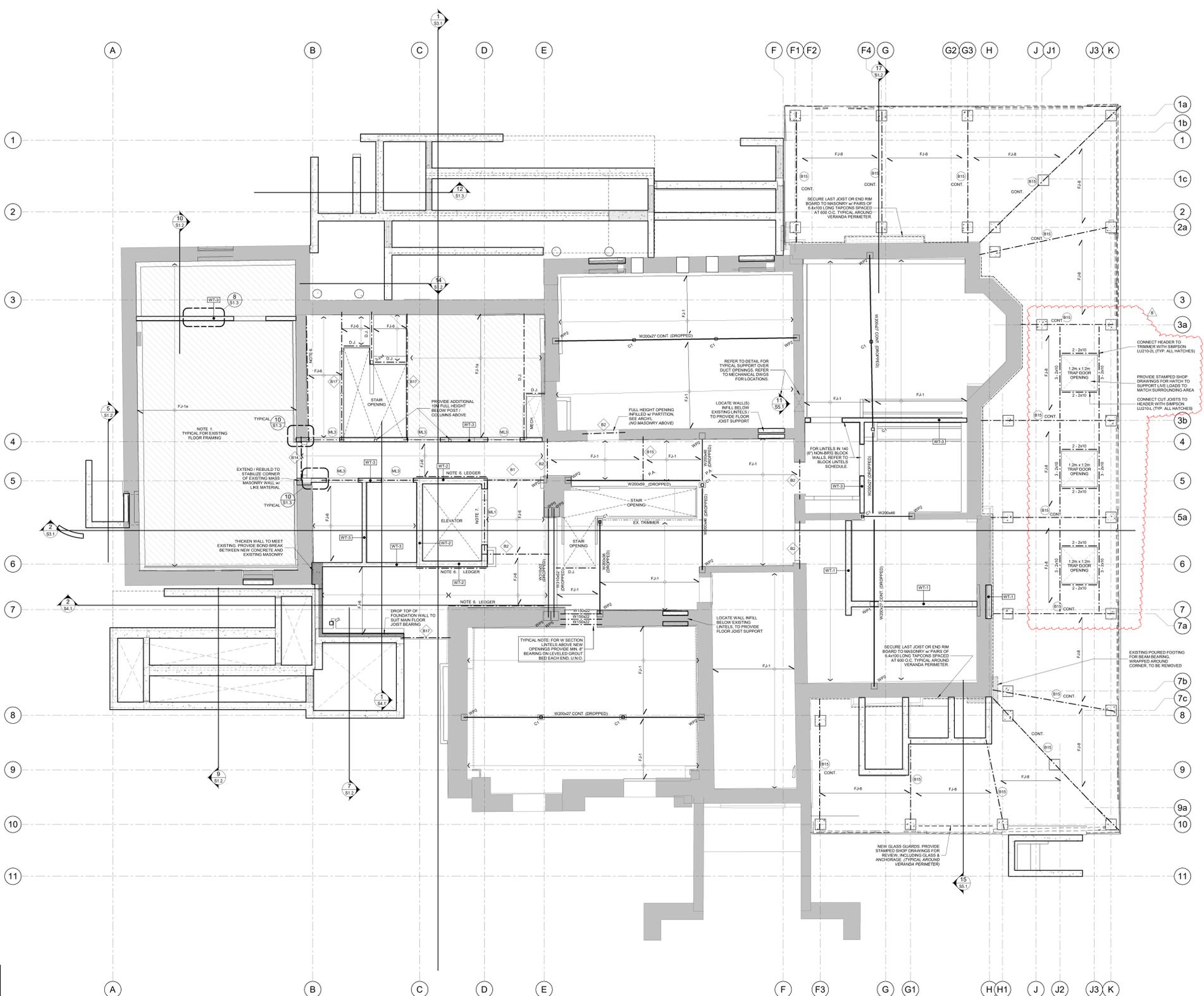
MARK	SIZE	NOTES
ML-1	160x2027 x 10mm BOTTOM PLATE (WIDTH TO SUIT WALL) NOTE 3	
ML-2	2 - 160mm	
ML-3	2 - 160mm (SLV)	
ML-4	2 - 150mm (SLV) (1000mm x 1000mm)	

- NOTES:**
- PROVIDE MIN. 150 BEARING AT EACH END FOR ALL LINTELS U.N.D.
  - GROUT ALL CONCRETE BLOCK CORES 50x50 WHERE SUPPORTING LINTELS.
  - STEEL BEAM LINTELS: WELD 10M x 300mm (17" LONG POWERS) x 100mm (4" O.C.) TO TOP FLANGE. (DMIT FOR EXISTING MASS MASONRY WALLS)

CLEAR SPAN	COURSES OF BLOCK	160 BLOCK	190 BLOCK
UP TO 1220	1	1 - 10M BOTTOM	1 - 10M BOTTOM
1220 - 1830	2	1 - 10M BOTTOM	1 - 15M BOTTOM



- NOTES:**
- MINIMUM BEARING FOR LINTEL BLOCKS TO BE 200
  - FILL VOIDS OF LINTEL BLOCKS WITH GROUT (MORTAR IS NOT ACCEPTABLE)



**MAIN FLOOR FRAMING PLAN**  
SCALE: 1:50

PROJ. NO: TE-41105-22  
**TACOMA ENGINEERS**

**CLIENT:**  
MULOCK ESTATE  
16780 YONGE ST., NEWMARKET, ON

**PROJECT:**  
TE-41105-22

ORIGINAL PAGE SIZE: ARCH E1 - 30" x 42"  
KEY TO DETAIL LOCATION:  
A - DETAIL NO.  
B - DETAIL NO. ORIGIN

**+V G ARCHITECTS**  
THE VENTINI GROUP LTD

SCALE: As indicated

**MAIN FLOOR FRAMING PLAN**

NOT DATE: 2024-10-08 12:45:12 PM  
DRAWN BY: JDH  
CHECKED BY: EVR