

Memorandum to the City of Markham Committee of Adjustment

February 28, 2019

File: A/13/19
Address: 1 Florelle Dr, Markham
Applicant: Trung Tran
Agent: Tran Dieu & Associates Inc (Elwin Wong)
Hearing Date: Wednesday March 13, 2019

The following comments are provided on behalf of the East Team:

The applicant is requesting relief from the following requirements of By-law 177-96, as amended:

- a) **Section 6.5:**
a secondary dwelling unit, whereas the By-law permits no more than one dwelling unit on a lot;
- b) **Parking By-law 28-97, Section 3.0:**
two parking spaces, whereas the By-law requires three parking space.;

These variances relate to a secondary dwelling unit within the existing single detached dwelling

BACKGROUND

Property Description

The 355 m² (3,821.2 ft²) subject property is located on the south side of Florelle Drive and east side of Roy Rainey Avenue. More generally, the subject property is east of McCowan Road and south of Major Mackenzie Drive in the Wismer Commons community. The property is developed with a 242.4 m² (2,609 ft²) two-storey single detached dwelling, which according to assessment records was constructed in 2007. The property currently provides a total of two parking spaces, one in the garage and one on the driveway. The front yard comprises hard landscaping in the form of interlock pavers, which also encroaches within the City owned right-of-way abutting the sidewalk on both streets.

Proposal

The applicant is requesting permission for a proposed secondary suite in the basement of the existing dwelling. The proposal includes a new window at the front of the building and construction of a direct and separate access to the secondary unit via a proposed walkout in the flankage (corner) yard along Roy Rainey Avenue. No other changes are proposed to the exterior of the dwelling or property.

Provincial Policies

Strong Communities through Affordable Housing Act - Province of Ontario

In 2011, the Strong Communities through Affordable Housing Act amended various sections of the Ontario Planning Act to facilitate the creation of second units by:

- Requiring municipalities to establish Official Plan policies and Zoning By-law provisions allowing secondary units in detached, semi-detached and row houses, as well as in ancillary structures
- Providing authority for the Minister of Municipal Affairs and Housing to make regulations authorizing the use of, and prescribing standards for, second units.

Under the *Strong Communities through Affordable Housing Act*, 'Second Units' also known as secondary suites are defined as "self-contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings".

2014 Official Plan (partially approved on Nov 24/17, and further updated on April 9/18)

The 2014 Official Plan designates the subject property "Residential – Low Rise", which provides for a range of low rise housing forms including single detached dwellings. The definition of a "Secondary Suite" in the 2014 Official Plan is "a second residential unit in a detached house, semi-detached house or row house that consists of one or more rooms designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and sanitary facilities are provided for the exclusive use of such person or persons".

Section 8.13.8 states that it is the policy of Council that in considering an application to amend the zoning by-law to permit the establishment of a secondary suite, where provided for in the 2014 Official Plan, Council shall be satisfied that an appropriate set of development standards are provided for in the zoning by-law including:

- a) The building type in which the secondary suites is contained;
- b) The percentage of the floor area of the building type devoted to the secondary suite;
- c) The number of dwelling units permitted on the same lot;
- d) The size of the secondary suite;
- e) The applicable parking standards; and
- f) The external appearance of the main dwelling

As part of the City initiated zoning by-law consolidation project, Council recently considered the issue of second suites within the City. On May 29th, 2018, Council voted not to permit second suites as of right in any single detached, semi-detached, or townhouse dwelling. Consequently each secondary unit requires zoning approval, either through a variance or by-law amendment, to be permitted.

Zoning By-law 177-96

The subject property is zoned 'Residential Two-Special*99 (R2-S*99)' under By-law 177-96, as amended, which permits a range of low rise housing, including single detached dwellings. The By-law does not permit a secondary suite on the subject property, and the applicant has therefore submitted this variance request. Exception 99 provides for specific development standards relating to minimum side yards, driveway setbacks, and wide and shallow lot depth requirements.

Parking Standards By-law 28-97

The secondary suite also does not comply with the standard of the Parking By-law 28-97 with respect to the number of parking space required. Further details of the parking requirement is provided in the comment section below.

Applicant's Stated Reason(s) for Not Complying with Zoning

According to the information provided by the applicant, the reason for not complying with Zoning is, "1) Provide 2nd kitchen for secondary unit 2) only able to provide 2 parking spaces whereas 3 parking is required".

Zoning Preliminary Review (ZPR) Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. It is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this

application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

COMMENTS

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

Secondary Suites

Engineering staff confirmed that the existing sanitary sewer system has adequate capacity to accommodate the secondary suite and the Fire and Emergency Services Department has no objections provided the secondary suite is registered with the City and complies with Building and Fire Codes. Should this application be approved, the applicant will be required to obtain a building permit which ensures the secondary suite will be in compliance with Building Code and Fire Code regulations.

The City of Markham is committed to promoting affordable and shared housing opportunities. Secondary suites help the City increase the availability of affordable housing forms and provide support to achieve its affordable housing target required by the Province. Planning staff are of the opinion that the application meets the criteria under Section 8.13.8 of the 2014 Official Plan for the establishment of a secondary suite and therefore have no objections.

Reduced Parking Spaces

Parking Standards By-law 28-97 requires two parking spaces for the principal dwelling unit, plus one additional space for an accessory dwelling unit or secondary suite. The existing single-car garage and driveway provides two required parking spaces for the principle dwelling unit. As noted, staff support the variance to permit the secondary suite, as it provides an opportunities for shared and affordable housing, which is consistent with Provincial Policy and the City's 2014 Official Plan. When considering secondary unit variances, staff typically support related variances to remove required parking requirements for these units to minimize potential changes to a property by requiring an additional parking space. For example adding parking by providing extra wide driveways, and thus reducing the amount of soft landscaping which plays a role for the infiltration of rain water, which is an important part of good storm water management practices.

In this instance however, staff note that the front yard has been hardscaped with interlocked pavers which is the same pavement materials as the private driveway. Technically this expanded area of hardscaping within the front yard could provide an additional parking space. However if this expanded area was to be used as parking on a "driveway" as defined by Parking Standards By-law 28-97 it may not comply with the By-law with respect to maximum driveway widths, soft landscaping, minimum driveway setbacks and parallel parking adjacent to a street provisions. Staff note that the City's By-law Licensing and Enforcement department has been made aware of the situation and will be monitoring it. The Property Owner is advised that parking within this area of the front yard may not conform to Parking Standards By-law 28-97, as amended and that hardscape paving within the City's right of way is not permitted.

Staff support the requested variance to reduce required parking for the secondary suite. Staff are of the opinion that not requiring additional parking for secondary suites may be considered "self-regulating", as the unit would only be of interest to a tenant not requiring a parking space. It should also be noted that overnight parking is not permitted on this street, and violators could be ticketed.

PUBLIC INPUT SUMMARY

No written submissions were received as of February 28, 2019. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



Stephen Gorr, Senior Planner, East District
File Path: Amanda\File\ 19 111650 \Documents\District Team Comments Memo

APPENDIX "A"
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/13/19

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix A' to this Staff Report and received by the City of Markham on *February 5, 2019*, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
3. That the owner submit, if required by the Chief Building Official, a third-party report prepared by an architect or professional engineer licensed in the Province of Ontario, to assess compliance of existing construction with the provisions of the Ontario Building Code, and in particular relating to the change of use from a dwelling containing a single suite to a dwelling containing more than one suite;
4. That the Owner register the home as a two-unit house with the City of Markham Fire & Emergency Services Department, and satisfy any and all conditions for registration, to the satisfaction of the Fire Chief.

CONDITIONS PREPARED BY:



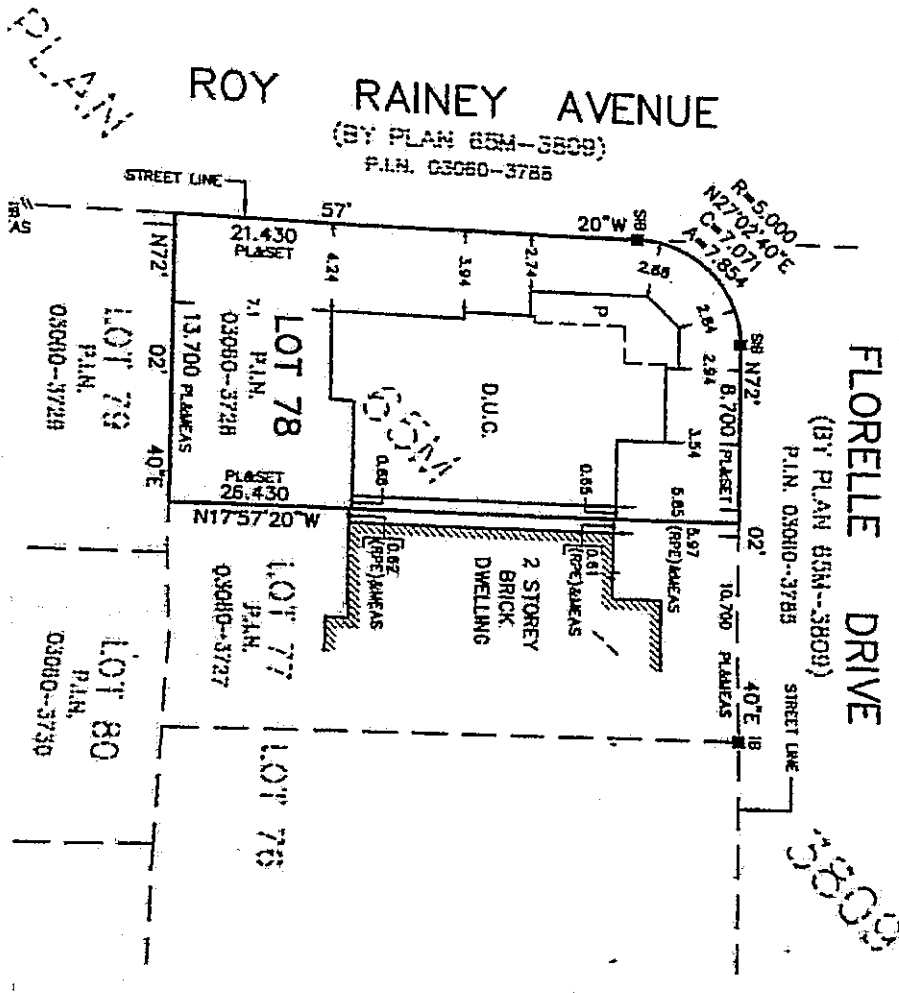
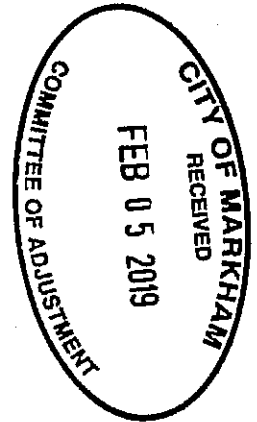
Aqsa Malik, Planner, Zoning and Special Projects

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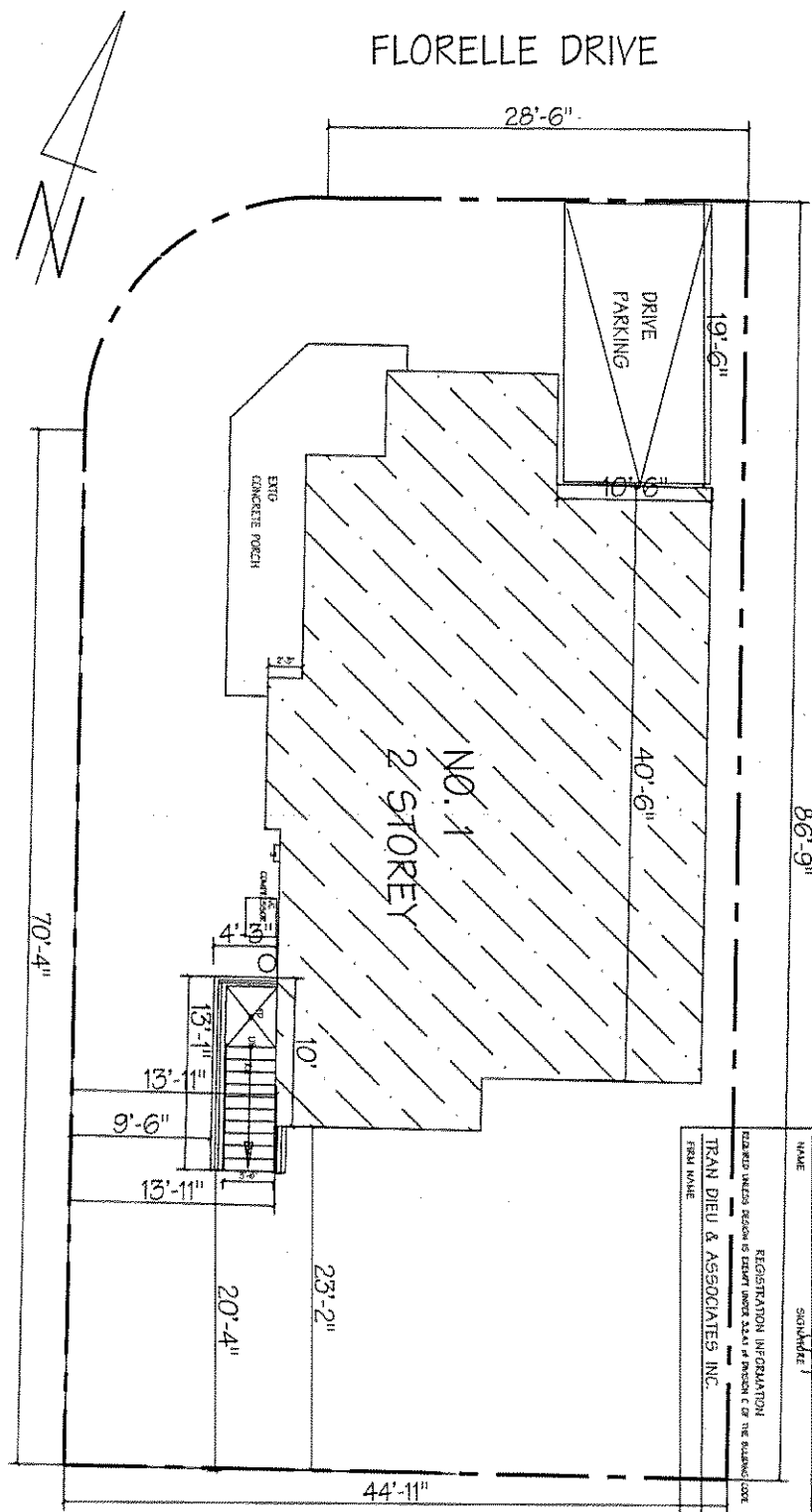
SURVEYOR'S CERT I CERTIFY THAT: 1. THIS SURVEY AND PLAN ARE COR WITH THE SURVEYS ACT, THE SU TILES ACT AND THE REGULATOR 2. THE SURVEY WAS COMPLETED ON DATE Feb. 16 2007

NOTES

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GENERAL CONDITIONS:
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THE UNDERSIGNED HAS REGISTERED AND TAKES RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE ABOVE DESCRIBED WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PUBLIC WORKS AND SAFETY.

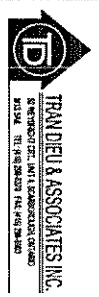
REGISTERED UNDER SECTION 15.01 OF THE CHICAGO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
 REGISTERED UNDER SECTION 15.01 OF THE CHICAGO BUILDING CODE TO BE A DESIGNER.

USING DESIGN TEAM
 NAME: TRAN DIU & ASSOCIATES INC.
 SIGNATURE: [Signature]
 TITLE: ARCHITECT

REGISTRATION INFORMATION
 REGISTERED UNDER SECTION 15.01 OF THE CHICAGO BUILDING CODE TO BE A DESIGNER.

TRAN DIU & ASSOCIATES INC.
 FIRM NAME: TRAN DIU & ASSOCIATES INC.
 ARCHITECT: TRAN DIU
 27068
 SIGN



TRAN DIU & ASSOCIATES INC.
 1100 N. LA SALLE ST. SUITE 1000 CHICAGO, IL 60610
 TEL: (312) 467-8888 FAX: (312) 467-8889

TITLE: 1 FLORELLE DR. MARSHAL
 PROPOSED BASEMENT APARTMENT

DRAWN BY: C.Z. PROJECT No.
 CHECKED BY: C.T.
 SCALE: 1/8"=1'-0" DATE:
 DRAWING No. A0

ROY RAINNEY AVE.

THE UNDERSIGNED HAS RECEIVED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE DIVISION BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

REGISTERED DESIGNER IS IDENTIFIED UNDER SECTION C OF THE BUILDING CODE

LICENSING BOARD NUMBER: 208448
 SIGNATURE: [Signature]
 NAME: [Signature]

REGISTRATION INFORMATION

REGISTERED DESIGNER'S DESIGN IS IDENTIFIED UNDER SECTION C OF THE BUILDING CODE

TRAN DIEU & ASSOCIATES INC. 270668
 FROM NAME: [Signature] BCIN

TABLE: 11.5.1.1.C (PART 11 OBC, BUILDING OLDER THAN 5 YRS)

C152= HORIZONTAL FIRE SEP=15 min. WHERE PROVIDE INTERCONNECTED SMOKE ALARM.

C136&147= 30MIN. FIRE SEPARATION, FOR SHARE EXIT

PROVIDE DUCT TYPE SMOKE DETECTOR @ RETURN AIR PLENUM. SMOKE DETECTOR SHALL INSTALL IN SUCH WAY UPON ACTIVATION OF SMOKE DETECTOR SHALL SHUT DOWN FURNACE

SMOKE ALARM TO BE INTERCONNECTED.

IMPORTANT NOTES & REQUIREMENT FOR TWO DWELLING UNIT (UNDER REQUIREMENT OF PART 11 OBC)

- RETROFIT UNDER PART 11 OBC:
- SHARE EXIT REQUIRED 30 MIN. FIRE SEPARATION (WITH INTER CONNECTED SMOKE ALARM)
- HORIZONTAL SEPARATION BETWEEN UNITS= 15MIN. FIRE SEPARATION (WITH INTER CONNECTED SMOKE ALARM)
- EXISTING FURNACE MAY SERVICE BOTH UNITS PROVIDE A SMOKE DETECTOR IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WITH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING UNIT UPON ACTIVATION OF SUCH DETECTOR.
- MINIMUM 5% OF LIVING/DINNING FLOOR AREA OF NATURAL LIGHT (GLASS AREA) TO BE PROVIDE.
- MINIMUM OF 2.5% OF BEDROOM AND OTHER FINISHED ROOMS FLOOR AREAS OF NATURAL LIGHT.
- MIN. 3 SQ.FT CLEAR OPENING OF NATURAL VENTILATION REQUIRED FOR BATHROOMS, OR MECHANICAL EXHAUST VENTED PROVIDE A 1 AIR CHANGE PER HOUR IS ACCEPTABLE.
- MIN. LIVING AREA=13.5 SQ.METER, OR 11 SQ.METER IF LIVING COMBINED WITH DINNING OR KITCHEN.
- MIN. DINING AREA=7 SQ.METER OR OR 3.25 SQ.METER IF COMBINED W/ OTHER SPACE
- KITCHEN AREA= MIN. 3.7 SQ.METER
- AT LEAST ONE BEDROOM=9.8 SQ.METER OR 8.8 SQ.METER IF A BUILT IN CLOSET IS PROVIDED. OR 4.2 SQ.METER IF THE BEDROOM AREA IS COMBINED W/ ANOTHER SPACE.
- OTHER BEDROOMS=7 SQ.METER OR 6 SQ.METER IF A BUILT IN CLOSET IS PROVIDED. 4.2 SQ.METER IF THE BEDROOM IS COMBINED W/ ANOTHER SPACE

TITLE:

1 FLORELL DR. MARKHAM.

PROPOSED BASEMENT APARTMENT

DRAWN BY:	PROJECT NO.:	DRAWING NO.:
CHECKED BY:	DATE:	NOTES

STATUS: ISSUED:

TRAN DIEU & ASSOCIATES INC.
 50 WILSON CRT. UNIT 4, SCARBOROUGH, ONTARIO
 M1S 2W9 TEL: (416) 298-6379 FAX: (416) 299-6643



GENERAL CONDITION:

GENERAL CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS ON SITE AND REPORT IMMEDIATELY ANY DISCREPANCIES TO TRAN DIEU & ASSOCIATES BEFORE PROCEEDING WITH THE WORK.

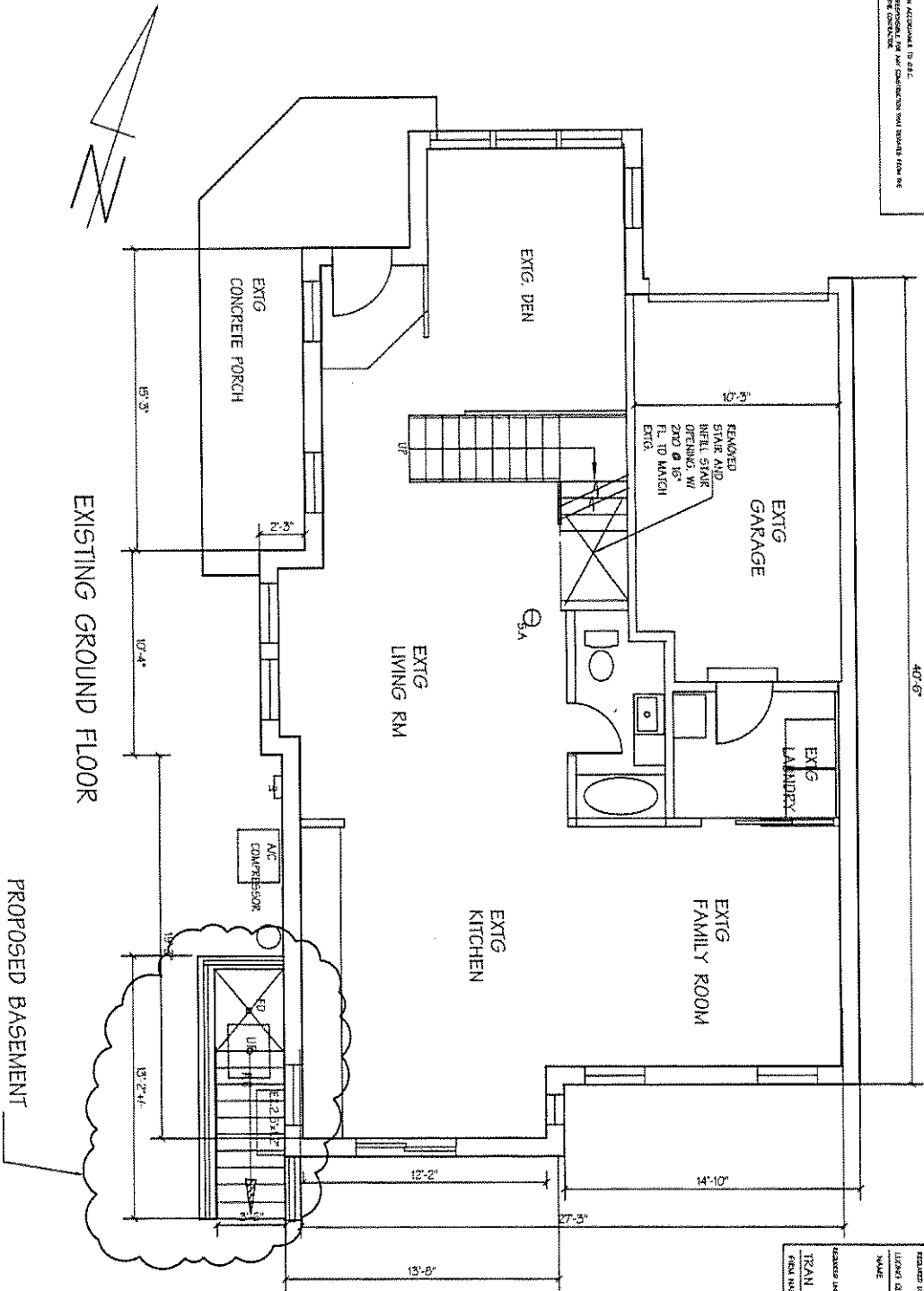
ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF TRAN DIEU & ASSOCIATES INC. AND MUST BE RETURNED ON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT WRITTEN PERMISSION FROM TRAN DIEU & ASSOCIATES INC.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO O.B.C.

THE ENGINEER (DESIGNER) ARE NOT RESPONSIBLE FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED DRAWINGS FURNISHED BY THE CONTRACTOR.

GENERAL CONDITIONS

OWNER'S CONTRACT SHALL BE A PART OF THE CONTRACT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE STATE OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE STATE OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE STATE OF TEXAS.



TRAN DIEU & ASSOCIATES INC.
 8 WINTERCREEK LANE, SPRINGFIELD, TEXAS 77381
 TEL: (281) 258-1877 FAX: (281) 258-1883

TITLE:		1 FLOREL DR. MARKHAM	
DRAWN BY:		C.Z.	
CHECKED BY:		C.T.	
PROJECT No.			
SCALE:		3/16"=1'-0" DATE:	
DRAWING No.		A2	

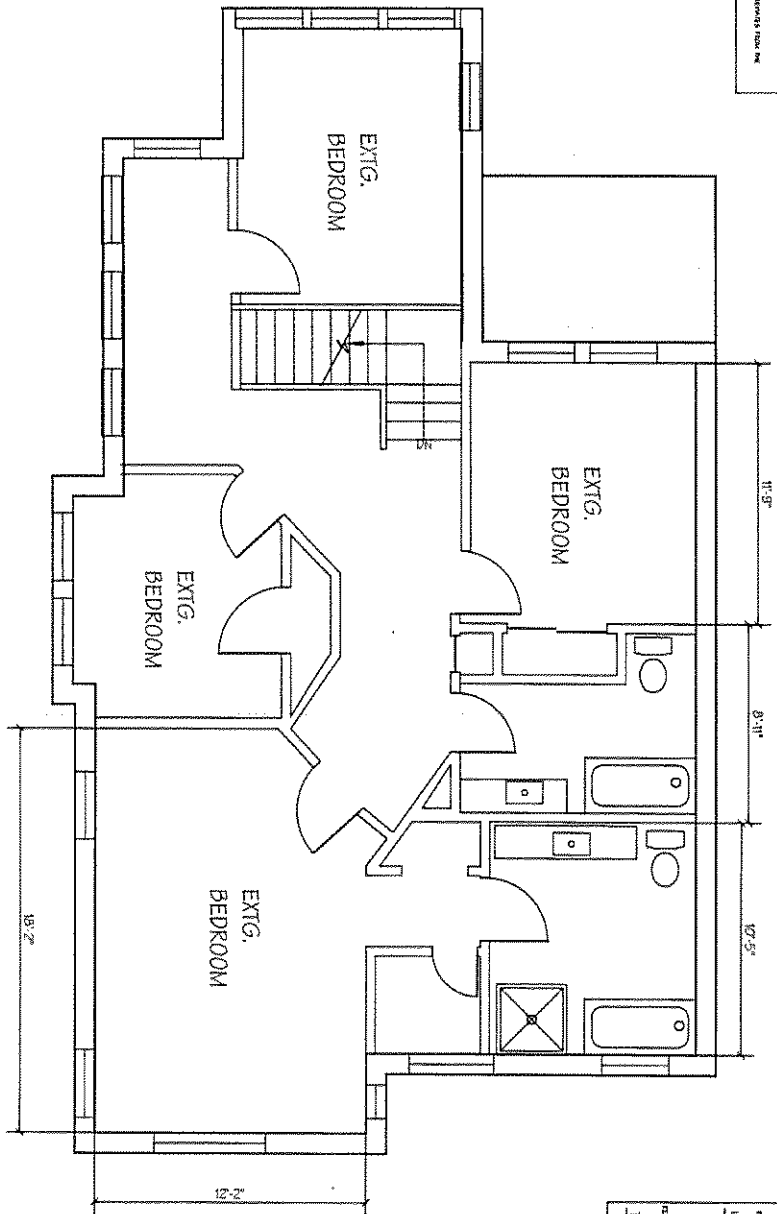
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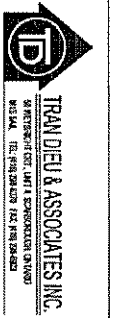
REGISTERED PROFESSIONAL ENGINEER
 TRAN DIEU & ASSOCIATES INC.
 LINDSEY DILLARD TRAN
 200418
 270689
 0001



GENERAL CONTRACTOR
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE REGULATIONS AND ORDINANCES.



EXISTING SECOND FLOOR PLAN

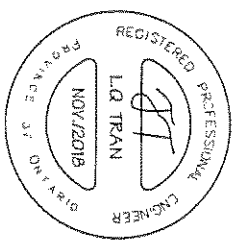


TRAN DIEU & ASSOCIATES INC. ARCHITECTURE, INTERIOR DESIGN, ENGINEERING, PLUMBING, MECHANICAL, ELECTRICAL AND HVAC SERVICES	
TITLE:	1 FLORELL DR. MARKHAM, PROPOSED BASEMENT APARTMENT
DRAWN BY:	C.Z.
CHECKED BY:	C.T.
PROJECT No.	
SCALE:	3/8"=1'-0"
DATE:	
DRAWING No.	A3

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS OF THE REGULATION ACT AND THE REGULATION OF A PROFESSIONAL ENGINEER.

QUALIFICATION INFORMATION
 REGISTERED PROFESSIONAL ENGINEER IN DESIGN UNDER SECT 1 OF THE REGULATION ACT

NAME: TRAN DIEU & ASSOCIATES INC.
 SIGNATURE: [Signature]
 REGISTRATION INFORMATION: 270688
 EXPIRES: 2018-08-31
 BOARD: 270688
 BOARD: 270688



DASHED LINE INDICATE
MIN. 2" RIGID
INSULATION RIG.
MIN. 3" BELOW LANDING.

10" CONC. BLOCK W/ 20M
REBAR @ 16" O.C. VERT.
CONT. W/ 22#6- STRIP
FOOTING MIN. 4'-0" GRADE
ON UNDISTURBED SOIL.

GUARDRAIL 42" HIGH W/ 4"
O.C PICKET 4"x4" WD POSTS
@ 4'-6" O.C.

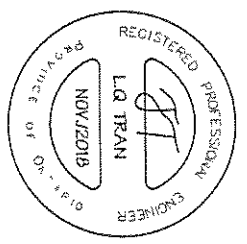
GUARDRAIL 42" HIGH W/ 4"
O.C PICKET 4"x4" WD POSTS @ 4'

FLOOR DRAIN
TO BE DISCHARGE TO STORM
SEWER OR INTO SUMP PIT.

DETAIL OF BASEMENT WALK OUT PLAN

LINTEL LI:
2LG-15"x4"x $\frac{1}{2}$ "
(MIN. 6" BEARING)

T1: THE NEW FOUNDATION
WALL TO EXTG. W/
15M REBAR & LG.
MIN. 4" INTO END @
16" O.C VERTICAL



GENERAL CONDITION:

ALL WORKER AND SUPPLIER CONTRACTORS ARE THE PROPERTY OF TRAN DIEU & ASSOCIATES INC. ANY CONTRACTOR SHALL OBEY AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS ON THE DRAWING AND SHALL NOT BE RESPONSIBLE TO TRAN DIEU & ASSOCIATES BEFORE PROCEEDING WITH THE WORK.

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THE REGISTER (DESIGNER) HAS NOT RESPONSIBLE FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED DRAWINGS PROVIDED BY THE CONTRACTOR.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE DIVISION BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
REQUIRED UNDER SECTION 12.241 OF DIVISION C OF THE BUILDING CODE

NAME: LUONG QUANG TRAN SIGNATURE: [Signature] EXPIRES: 20848 RCIN

REGISTRATION INFORMATION
REQUIRED UNDER SECTION 12.241 OF DIVISION C OF THE BUILDING CODE

TRAN DIEU & ASSOCIATES INC. 27066 RCIN

STATUS:	DESIGN:	TITLE:
		1 FLORELL DR. MARKHAM, PROPOSED BASEMENT APPARTMENT
TRAN DIEU & ASSOCIATES INC. 501 W. WASHINGTON ST. 4TH FLOOR, MARKHAM, ONTARIO, L3R 9V7 TEL: (905) 276-8888 FAX: (905) 276-8889		
DESIGN BY:	CHECKED BY:	PROJECT NO.:
SCALE: 1/4" = 1'-0"	DATE:	ISSUED BY:
		TRAN DIEU & ASSOCIATES INC.
		A4



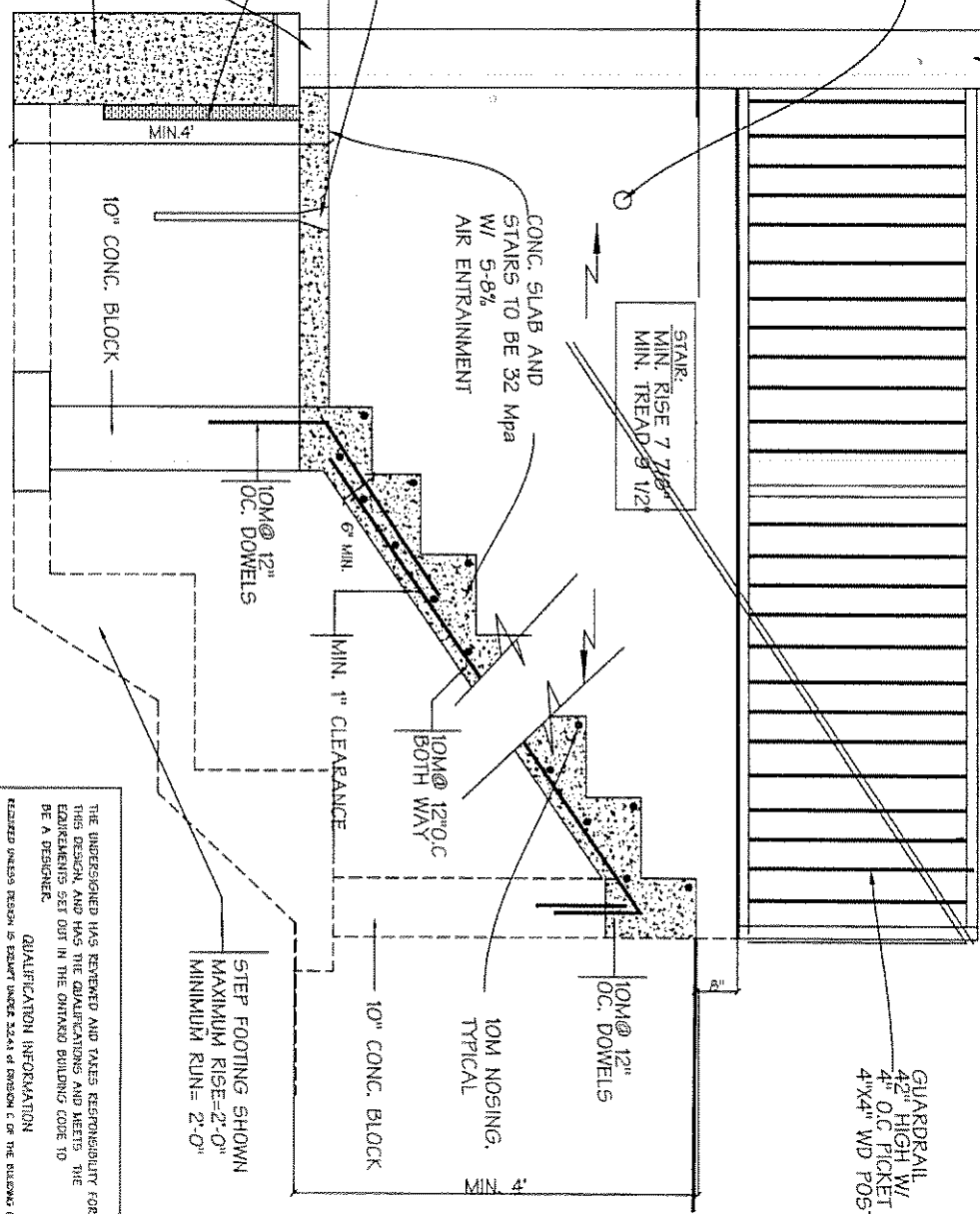
10" CONC. BLOCK W/
20M REBAR @ 16" O.C.
VERT. CONT. W/ 22"x6"
STRIP FOOTING MIN.
4'-0" GRADE ON
UNDISTURBED SOIL

ALL EXTERIOR
CONC. SLAB AND
STAIRS TO BE 32 Mpa
W/ 5-8%
AIR ENTRAINMENT

CONNECT DRAIN TO STORM
SEWER IF AVAILABLE, NOT
WEERING TILE, STORM NOT
AVAILABLE CONNECT TO
SUMP PIT.

UNDERPIN
EXTG. FND
TO NATURAL
UNDISTURB SOIL
(MIN. 4' BELOW
EXTERIOR LANDING)

MIN. 2" RIGID
INSULATION RIO,
MIN. 3' BELOW LANDING,
EXISTING
FOUNDATION
WALL



SECTION A-A

STATUS	DESIGNED BY	TITLE
TRAN DIU & ASSOCIATES INC.	1 FLORELL DR. MARQUAM	PROPOSED BASEMENT APARTMENT
DATE	CHECKED BY	SCALE
AS		1/4" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE OREGON BUILDING CODE TO BE A DESIGNER.

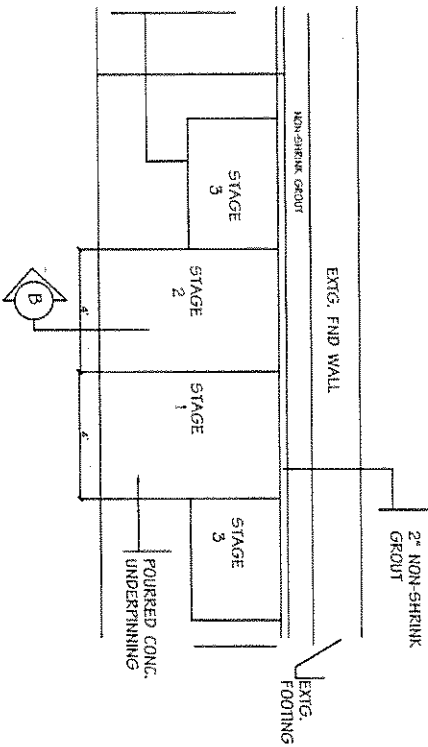
QUALIFICATION INFORMATION
REGISTERED DESIGNER IN OREGON UNDER 22A.01 OF DIVISION C OF THE BUILDING CODE

LEONG QUANG TRAN
DATE: 2024.08
SIGNATURE: [Signature]

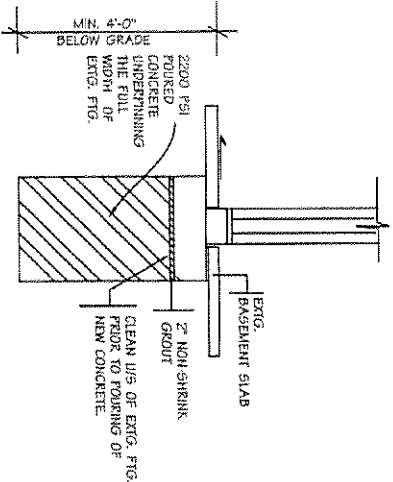
REGISTRATION INFORMATION
REGISTERED DESIGNER IN OREGON UNDER 22A.01 OF DIVISION C OF THE BUILDING CODE

TRAN DIU & ASSOCIATES, INC.
DATE: 270624
DCN

STEP FOOTINGS
SHOWN IF REQ.
MAX. RISE = 2'
MIN. RUN = 2'



ELEVATION OF UNDERPINNING



SECTION B

NOTE FOR UNDERPINNING PROCEDURE

1. UNDERPINNING SHALL BE DONE USING 15Mpa (2200 PSI) CONCRETE @ 28 DAYS
2. UNDERPINNING SHALL BE DONE IN 4' LENGTHS AS SHOWN ON DETAIL ELEVATION
3. NUMBER ON ELEVATION ABOVE INDICATE STAGES IN WHICH UNDERPINNING SHALL PROCEED i.e. ALL SECTIONS #1, FOLLOWED BY ALL SECTION #2 ETC. RAM DRY PACK CONCRETE IN PLACE AND LEAVE FOR 24 HOURS BEFORE PROCEEDING WITH NEXT STAGE.
4. UNDERPINNING FOR EXISTING WALL IS SHOWN FOR ASSUMED CONDITION AND ANY VARIATION BETWEEN ACTUAL JOB CONDITIONS, AND DETAILS SHOWN IN THESE DRAWINGS MUST BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH ANY WORKS.
5. SHORING AND BRACING WHERE NECESSARY TO ENSURE THE SAFETY AND STABILITY OF EXISTING STRUCTURE DURING UNDERPINNING.
6. CONTRACTOR SHALL CHECK EXISTING FLOOR DRAIN, CLEAN OUT AND RUN OFF. NEW LEVEL OF DRAINAGE SHOULD HAVE PROPER SLOPE TO DRAIN.

CUT 4' WIDE ALTERATION PORTION (SPACED 8'-0") AS SHOWN ON ELEVATION OF UNDERPINNING DETAIL. ALLOW 7 DAYS PRIOR TO COMMENCEMENT OF STAGE (2) ALLOW 7 DAYS PRIOR TO COMMENCEMENT OF STAGE (3)

WHERE THE FOUNDATIONS OF A BUILDING ARE TO BE CONSTRUCTED BELOW THE LEVEL OF THE FOOTINGS OF AN ADJACENT BUILDING AND WITHIN THE ANGLE OF REFUSE (30°) OF THE SOIL OR THE UNDERPINNING EXCEEDS 4'-0" OF LATERALLY UNSUPPORTED HEIGHT, THE UNDERPINNING AND ALL RELATED CONSTRUCTION SHALL BE DESIGNED BY PROFESSIONAL ENGINEER.



NOTES

- MIN. CONCRETE STRENGTH SHALL BE 4950 PSI @ 28 DAYS W/ 5-8% AIR ENTRAINMENT.
- SHORE AND BRACE WHERE NECESSARY TO ENSURE THE SAFETY AND STABILITY OF THE EXISTING STRUCTURE DURING UNDERPINNING.
- ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL

GENERAL CONDITION:

GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SIZE OF WORK AND MATERIALS TO BE USED AND REPORT ANY DISCREPANCIES TO THE ARCHITECT & ASSOCIATES BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF IRAN DIEU & ASSOCIATES INC. AND SHALL BE KEPT IN THE OFFICE OF THE ARCHITECT & ASSOCIATES INC. IN THE EVENT OF A DISPUTE OR LITIGATION. NO PART OF THESE DRAWINGS AND RELATED DOCUMENTS IN PART OR WHOLE IS TO BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM IRAN DIEU & ASSOCIATES INC.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO O.C.B.C.

THE ENGINEER (DESIGNER) IS NOT RESPONSIBLE FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED DRAWINGS PREPARED BY THE CONTRACTOR.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE OATHED READING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION

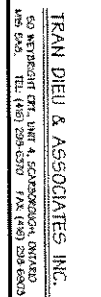
DESIGNED DRAWING NUMBER: 2020418
DATE: 2020418
SCALE: 1/8" = 1'-0"

REGISTRATION INFORMATION
DESIGNED DRAWING NUMBER: 2020418
DATE: 2020418
SCALE: 1/8" = 1'-0"

IRAN DIEU & ASSOCIATES INC.
2706A
2020418

STATUS:	ISSUED:	TITLE:	1 FLOREL DR. MARKHAM PROPOSED BASEMENT APPARTMENT
DRAWN BY:		CHECKED BY:	PROJECT No.
DATE:		PROJECT No.	DRAWING No.
DATE:		PROJECT No.	DRAWING No.

NO.	ISSUED REVISION	DATE



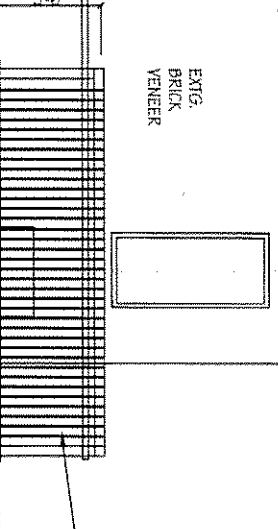
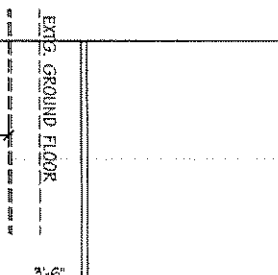
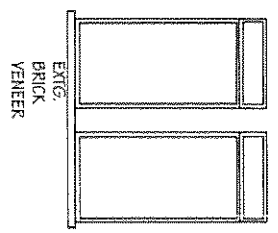
GENERAL CONDITION:

GENERAL CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS ARE THE CONDITION ON SITE AND VERIFY IMMEDIATELY ANY DISCREPANCIES TO TRAN DIEU & ASSOCIATES BEFORE PROCEEDING WITH THE WORK.

ALL PERMITS AND RELATED DOCUMENTS ARE THE PROPERTY OF TRAN DIEU & ASSOCIATES, INC. AND MUST BE RETURNED TO ENGINEER, ARCHITECT OR PERMITS AND RELATED DOCUMENTS IN PART OR WHOLE TO TRAN DIEU & ASSOCIATES, INC. WITHIN 10 BUSINESS DAYS FROM THE DATE OF THE PERMIT EXPIRES.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO O.B.C.

THE ENGINEER (REGISTERED) ARE NOT RESPONSIBLE FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED DRAWINGS PREPARED BY THE CONTRACTOR.



GUARDRAIL
42" HIGH W/
4" O.C PICKET
4"x4" WD POSTS @ 40"C

CONNECT DRAIN TO STORM GUTTER IF AVAILABLE. NOT WEAVING TILE. STORM NOT AVAILABLE CONNECT TO SUMP PIT.

STEP FOOTING SHOWN
MAXIMUM RISE=2'-0"
MINIMUM RUN=2'-0"

STEP FOOTING SHOWN
MAXIMUM RISE=2'-0"
MINIMUM RUN=2'-0"

**PARTIAL SIDE ELEVATION
WEST ELEVATION**

SECTION B

OWNER:	DESIGNER:
TITLE:	PROJECT NO.:
1 FLORELL DR. MARKHAM PROPOSED BASEMENT APARTMENT	
DESIGNED BY:	CHECKED BY:
DATE:	SCALE: 1/4"=1'-0"
DRAWING NO.:	
A7	

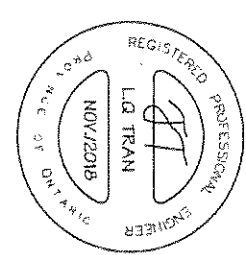
TRAN DIEU & ASSOCIATES, INC.
10 WASHINGTON ST. 4TH FL. WASHINGTON, DC 20004
TEL: 202-462-2820 FAX: 202-462-2820

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE GUARANTEES AND WELLS THE ENGINEERS SET OUT IN THE OMBASO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
REGISTERED UNDER DESIGN'S EXAMINER UNDER 22.41 OF DIVISION C OF THE BUILDING CODE

LOOKING QUANG TRAN
NAME SIGNATURE
20848
BCN

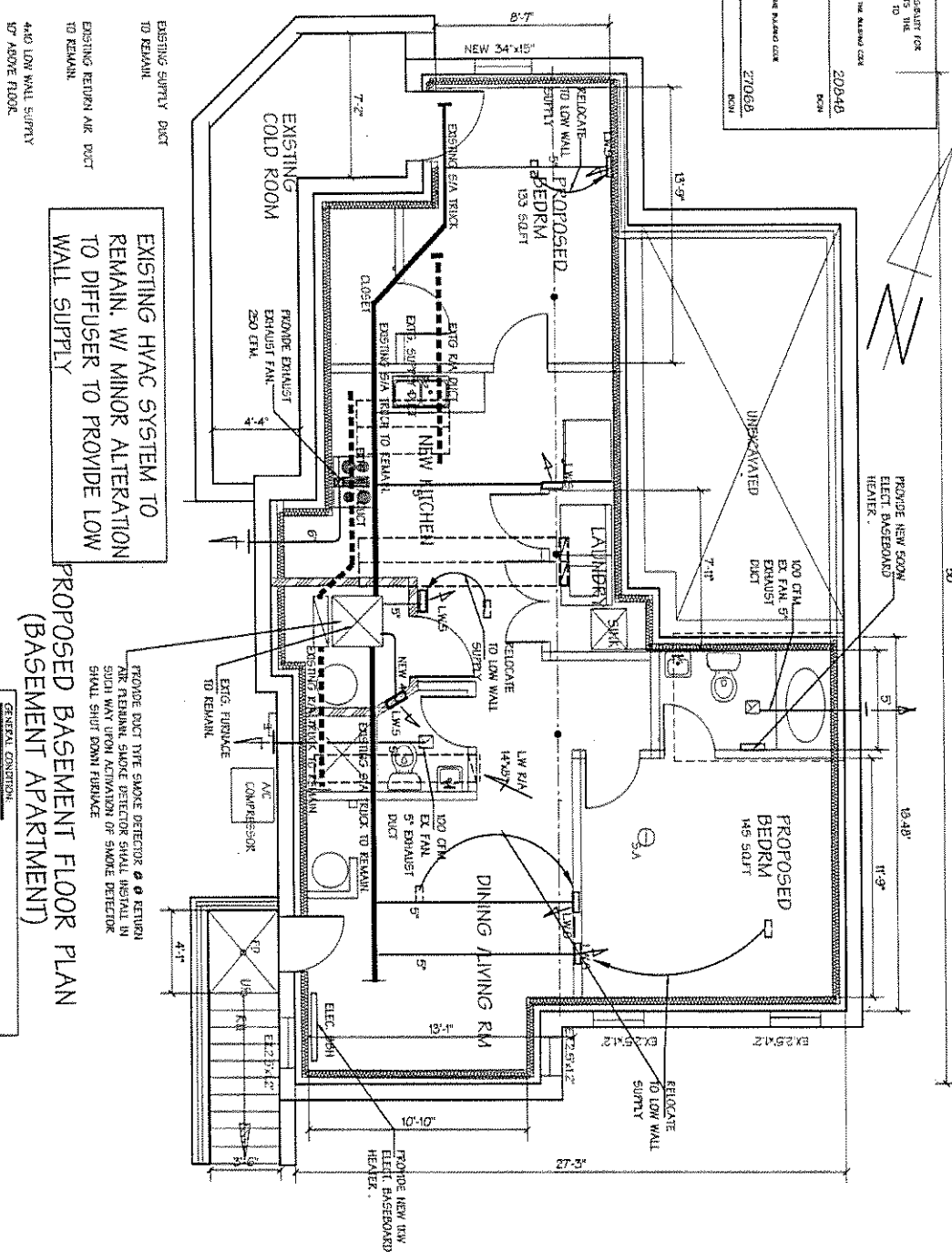
REGISTRATION INFORMATION
REGISTERED UNDER DESIGN IS DESIGN UNDER 22.41 OF DIVISION C OF THE BUILDING CODE
TRAN DIEU & ASSOCIATES, INC. 27068
FIRM NAME BCN



THE UNDERSIGNED HAS REVIEWED AND MADE RECOMMENDATIONS FOR THIS DESIGN AND HAS THE DUTY OF PROVIDING AND VERIFYING THE REQUIREMENTS SET OUT IN THE DRAWING BEING FOR THE USE OF A DESIGNER.

QUALIFICATION INFORMATION
 REGISTERED DESIGNER IN MECHANICAL ENGINEERING OF THE PROVINCE OF ONTARIO
 200948
 DESIGNER

REGISTRATION INFORMATION
 REGISTERED DESIGNER IN MECHANICAL ENGINEERING OF THE PROVINCE OF ONTARIO
 TRAN DIEU & ASSOCIATES INC.
 2706B
 FIRM NAME

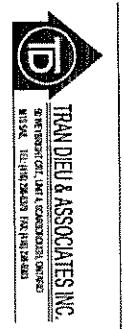


LEGEND:

- EXISTING SUPPLY DUCT TO REMAIN
- EXISTING RETURN AIR DUCT TO REMAIN
- 4x4 LOW WALL SUPPLY UP ABOVE FLOOR

EXISTING HVAC SYSTEM TO REMAIN. W/ MINOR ALTERATION TO DIFFUSER TO PROVIDE LOW WALL SUPPLY

PROPOSED BASEMENT FLOOR PLAN (BASEMENT APARTMENT)



TITLE:	1 ROOMEL OR ARRIVAL	DRAWN BY:	C.Z.	PROJECT No.	DRAWING No.
	PROPOSED BASEMENT APARTMENT	CHECKED BY:	C.T.		M1
		SCALE:	3/8"=1'-0"	DATE:	

GENERAL CONVENTIONS:
 ALL DIMENSIONS ARE IN METERS AND MILLIMETERS UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

