Memorandum to the City of Markham Committee of Adjustment

January 12, 2022

File: **A/133/21**
Address: **17 Doncrest Drive – Markham, ON (Thornhill)**
Applicant: **Miguel Maruszki**
Agent: **David Small Designs (Julie Odanski)**
Hearing Date: **January 19, 2022**

The following comments are provided on behalf of the West District team. The applicant is requesting relief from the following "First Density Special Residential – (SR1)" zone requirements under By-law 1767, as amended, as they relate to a proposed detached dwelling. The requested variances are to permit:

a) **By-law 1767, Sec. 13(i)(c):**
a minimum front yard setback of 10.0 m (32.81 ft), whereas the by-law permits minimum front yard setback of 10.67 m (35.01 ft);

b) **By-law 1767, Sec. 13(i)(e):**
a minimum rear yard setback of 9.37 m (30.74 ft), whereas the by-law permits a minimum rear yard setback of 15.24 m (50.0 ft);

c) **By-law 100-90, Sec. 1.2(ii):**
a maximum depth of 18.31 m (60.07 ft), whereas by-law permits a maximum depth of 16.80 m (55.12 ft); and

d) **By-law 100-90, Section 9(i):**
an unenclosed/unexcavated roofed porch encroachment of 1.04 m (41.0 in), whereas the By-law permits a maximum encroachment of 0.46 m (18.0 in) into any required yard.

PROPERTY DESCRIPTION

The 2,094.10 m^2 (22,540.70 ft^2) property municipally addressed 17 Doncrest Drive, is located on the north side of Doncrest Drive, east of Bayview Avenue, and south of the CNR rail corridor (the "subject property"). The subject property has an approximate depth of 36.62 m (120.14 ft), and an approximate lot frontage of 57.15 m (187.50 ft). A two-storey detached dwelling currently exists on the property, with mature vegetation throughout.

The subject property is located within an established residential neighbourhood comprised of a mix of one and two-storey detached dwellings and open space, and is within close proximity to institutional uses along Bayview Avenue. The surrounding area is mainly comprised of single detached dwellings located on a broad range of lot sizes and shapes, including those with larger widths than depths (Appendix "D"). There are various examples of recently developed infill housing within the surrounding area.

PROPOSAL

The applicant is proposing to construct a new two-storey detached dwelling oriented towards the east side of the lot, to accommodate a proposed in ground pool and patio to the west of the dwelling. The proposed development complies with the side yard setback requirements, and the applicant is seeking variances which are primarily related to the

depth of the building (an increased building depth, and reductions to the front and rear yard setbacks).

OFFICIAL PLAN AND ZONING

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

The subject property is designated "Residential Low Rise", which provides for low rise housing forms including single detached dwellings. Section 8.2.3.5 of the Official Plan outlines infill development criteria for the "Residential Low Rise" designation with respect to height, massing, and setbacks. This criteria is established to ensure that infill development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street, while accommodating a diversity of building styles. In considering applications for development approval in a "Residential Low Rise" area, which includes variances, development is required to meet the general intent of the above noted development criteria. In addition, regard shall be had for the retention of existing trees and vegetation.

Zoning By-Law 1767, as amended

The subject property is zoned "First Density Special Residential – (SR1)" under By-law 1767, as amended, which permits one single detached dwelling per lot. The proposed development does not comply with the By-law requirements with respect to the minimum front and rear yard setbacks.

Residential Infill Zoning By-law 100-90

The subject property is also subject to the Residential Infill Zoning By-law 100-90. The intent of this By-law is to ensure the built form of new residential construction will maintain the character of existing neighbourhoods. It specifies development standards for building depth, garage projection, garage width, floor area ratio, height, and number of storeys. The proposed development does not comply with the Infill By-law requirements with respect to the maximum building depth.

Previous Minor Variance Approval (File: CA/74/21)

In 1974, the Committee of Adjustment (the "Committee") approved the following minor variance requested under Zoning By-law 1767, as amended, to permit:

- a rear yard setback of 30.0 ft (9.14 m), whereas the By-law requires a minimum rear yard setback of 50.0 ft (15.24 m).

ZONING PRELIMINARY REVIEW (ZPR) UNDERTAKEN

The applicant has completed a ZPR on June 24, 2021, which confirmed the initial variances required for the proposed development. The applicant submitted revised drawings as part of their minor variance application on September 20, 2021, which included revisions from the ZPR that was initially completed.

The applicant has not conducted a ZPR for the revised drawings. Consequently, it is the applicant's responsibility to ensure that the application has accurately identified all of 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 at the Building Permit stage, further variance application(s) may be required to address any non-compliances.

COMMENTS

The *Planning Act, R.S.O. 1990, c. P.13, as amended*, states that four tests must be met in order for a variance to be granted by the Committee:

a) The variance must be minor in nature;
b) The variance must be desirable, in the opinion of the Committee, 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.

Orientation of Buildings, and Surrounding Area Context

A residential corner lot is located immediately to the east of the subject property, municipally addressed 15 Poinsetta Drive. The front lot line of the neighbouring lot is the shorter lot line separating the corner lot from the street along Poinsetta Drive, which means that the rear yard abuts the side yard of the subject property. The rear yard of the corner lot may visually appear to be a larger side yard when viewing the dwelling from Doncrest Drive. Similarly, other dwellings within the neighbourhood have interior side yards in compliance with, and greater than the minimum interior side yard setback requirement.

Increase in Maximum Building Depth

The applicant is requesting a maximum building depth of 18.31 m (60.07 ft), whereas the By-law permits a maximum building depth of 16.80 m (55.12 ft). This is an increase of 1.51 m (4.95 ft).

Building depth is measured based on the shortest distance between two lines, both parallel to the front lot line, one passing through the point on the dwelling which is the nearest, and the other through the point on the dwelling which is the farthest from the front lot line.

The variance includes a front covered porch, and a minor projection at the rear which cumulatively has a depth of 1.81 m (5.94 ft). Excluding the aforementioned features, the main component of the building has a building depth of 16.50 m (54.14 ft). Staff are satisfied that the projections are minor in nature, and the requested variance appropriately maintains the general intent of the By-law.

Reduction in Front Yard Setback

The applicant is requesting a minimum front yard setback of 10.0 m (32.81 ft), whereas the By-law requires a minimum front yard setback of 10.67 m (35.01 ft). This is a reduction of (0.67 m) 2.20 ft.

Approval of this variance would allow for part of the front building wall to have a front yard setback of 10.0 m (32.81 ft). Other portions of the front building wall are setback a greater distance of 10.76 m (35.30 ft), which comply with the minimum requirements of the By-law. Staff are of the opinion that the requested variance meets the general intent of the By-law, and is minor in nature.

Reduction in Rear Yard Setback

The applicant is requesting a minimum rear yard setback of 9.37 m (30.74 ft), whereas the By-law requires a minimum rear yard setback of 15.24 m (50.24 ft). This is a reduction of 5.87 m (19.50 ft).

Staff acknowledge that a portion of the rear building wall of the existing two-storey dwelling is setback 9.31 m (30.55 ft) from the rear lot line, as shown in the Plan of Survey submitted by the applicant (Appendix "C"). Staff have also considered the proposed location of the dwelling, and are of the opinion that the rear yard setback would provide for sufficient amenity space in the rear yard and interior side yard (as defined by the by-law). Staff are of the opinion that the requested variance would be of minimal impact to adjacent properties to the north, and that the general intent of the By-law is appropriately maintained.

Increase in Maximum Roofed Porch Encroachment

The applicant is requesting an unenclosed/unexcavated roofed porch encroachment of 1.04 m (41.0 in), whereas the By-law permits a maximum encroachment 0.46 m (18.0 in) into any required yard. This is an increase of 0.58 m (23.0 in), and applies to the front yard.

Staff are of the opinion that the requested variance is a minor projection, which may be considered desirable as it provides for architectural interest from the streetscape.

Tree Protection and Compensation

Staff recommend that the tree related conditions be adopted to ensure that the applicant provides for appropriate protection, and compensation, if necessary. The applicant is required to apply for and obtain tree permits from the City for any proposed injury to, or removal of any trees that have a diameter at breast height (DBH) of 0.0 cm (7.87 in), or more. Further mitigation may be required to ensure the appropriate protection of certain trees is achieved.

PUBLIC INPUT SUMMARY

One written submission was received as of January 12, 2022 in support of the proposed development. 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*, and are of the opinion that the variance request meets the four tests. Staff recommend that the Committee consider public input and the subsequent conditions of approval in reaching a decision. The onus is ultimately on the applicant to demonstrate how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

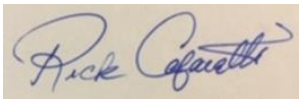
APPENDICES

Appendix "A" – Conditions of Approval
Appendix "B" – Plans
Appendix "C" – Plan of Survey: December 15, 2020
Appendix "D" – Aerial Map: Surrounding Area

PREPARED BY:

Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:

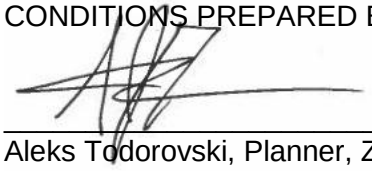


Rick Cefaratti, MCIP, RPP, Senior Planner, West District

APPENDIX "A"
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/133/21

1. The variances apply only to the proposed development for as long as it remains.
2. That the variances apply only to the proposed development, in substantial conformity with the plans attached as Appendix "B" to this Staff Report, 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. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the Director of Planning and Urban Design, or their designate, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.
4. That tree replacements be provided and/or tree replacement fees be paid to the Director of Planning and Urban Design, or their designate, if required, in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.
5. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site, including street trees, in accordance with the City's Streetscape Manual (2009), as amended, and inspected by the Tree Preservation Technician, or their designate, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.

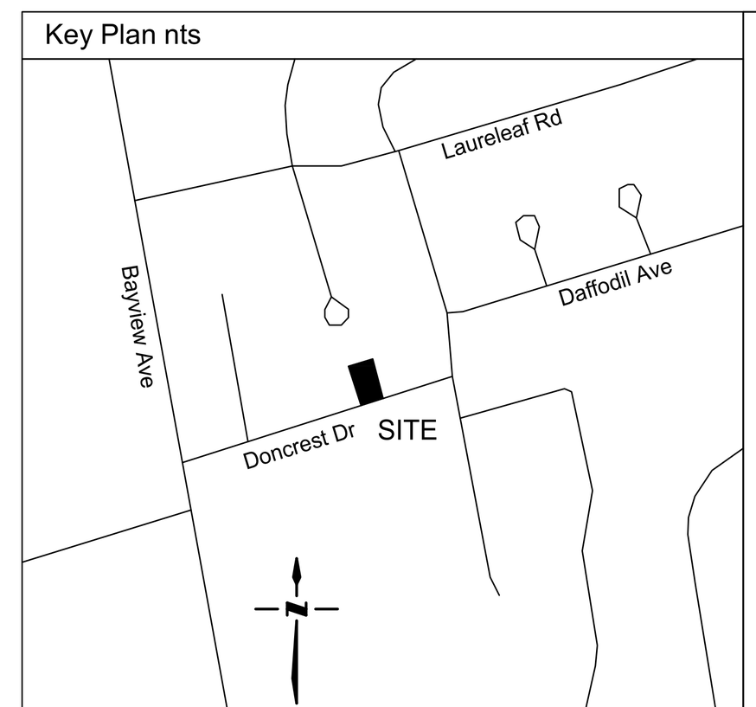
CONDITIONS PREPARED BY:

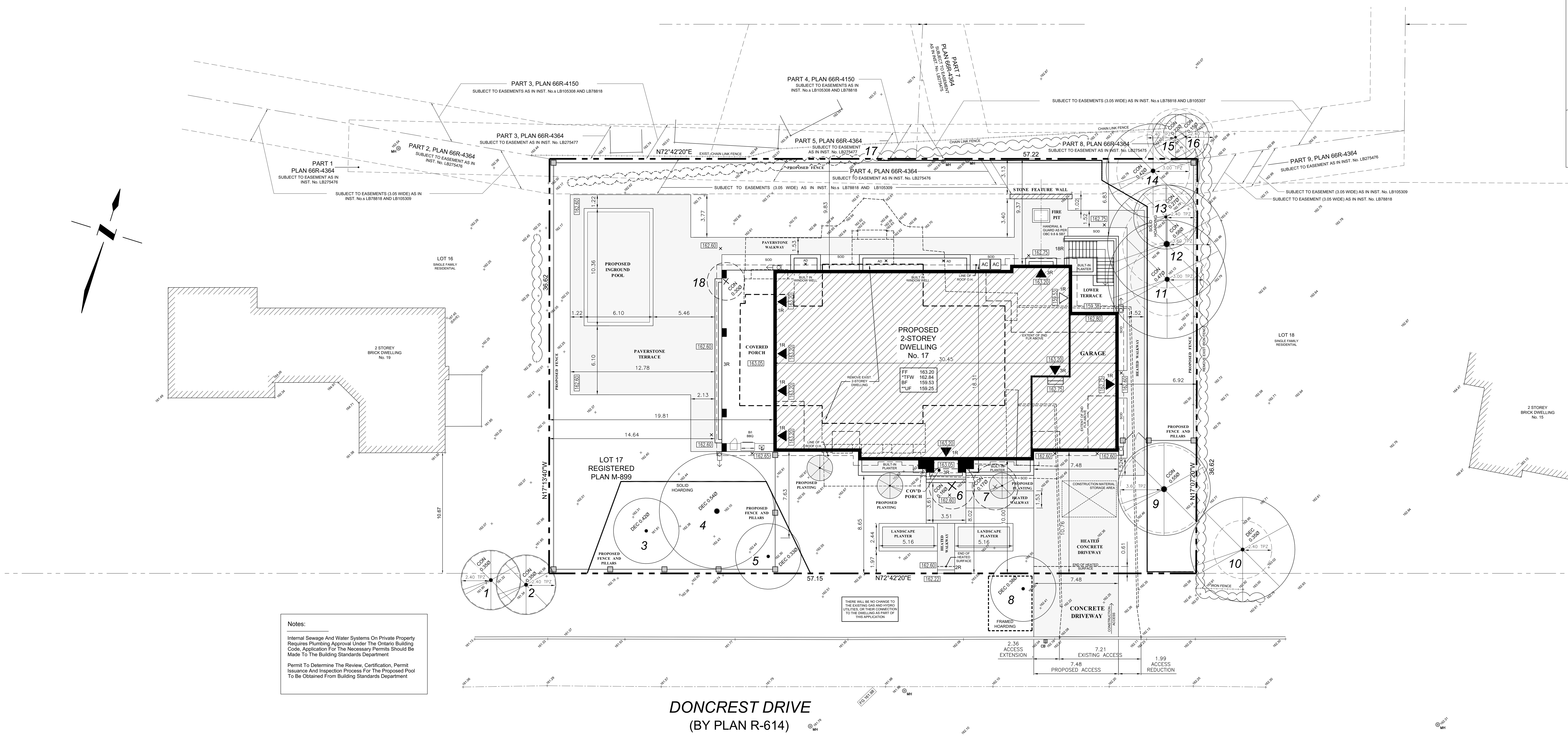


Aleks Todorovski, Planner, Zoning and Special Projects

APPENDIX “B”
PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/133/21

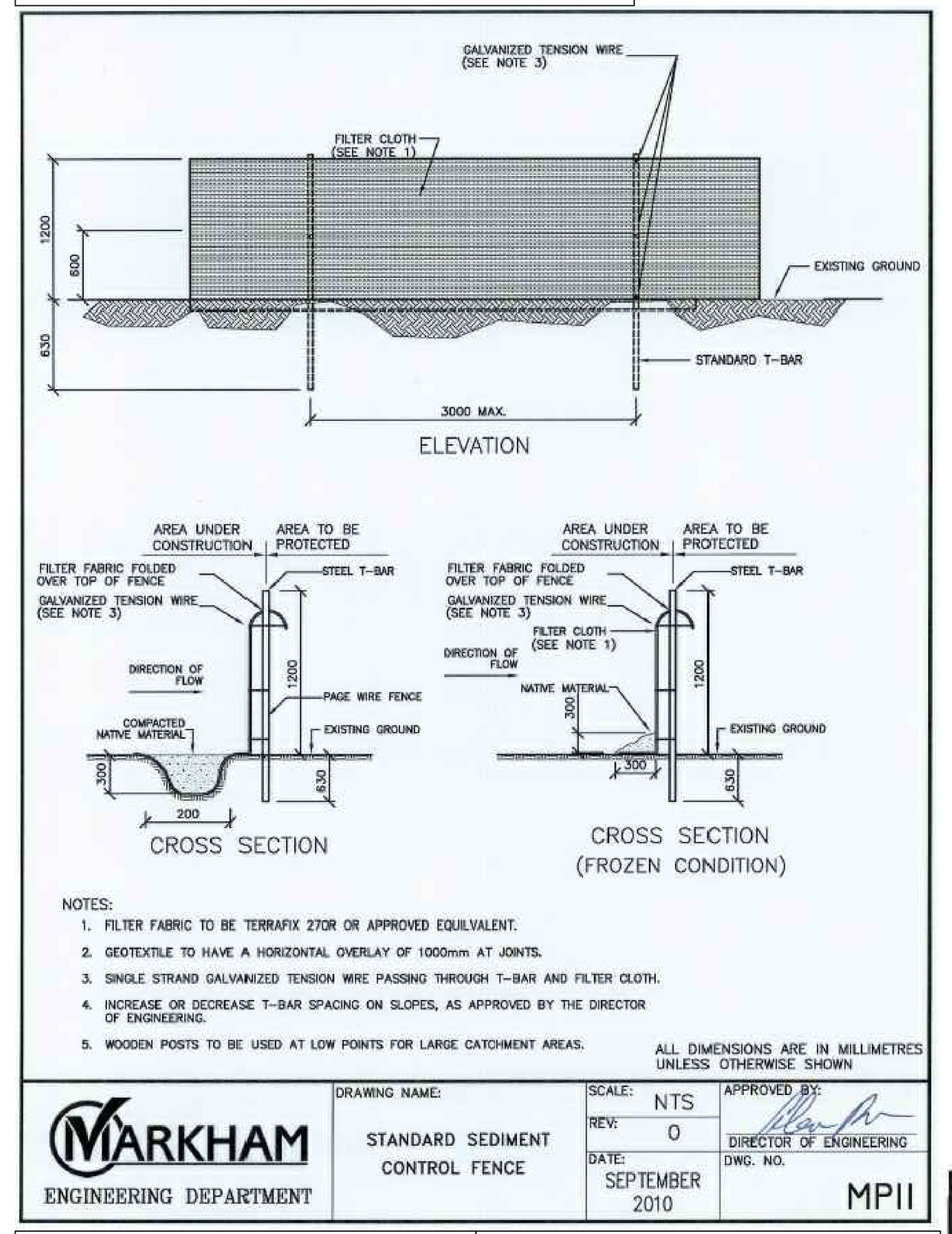
Appendix B





PROPOSED 2-STOREY DWELLING No. 17
GARAGE
COVERED PORCH
PAVERSTONE TERRACE
PROPOSED INGROUND POOL
PAVERSTONE WALKWAY
STONE FEATURE WALL
FIRE PIT
LOWER TERRACE
HEATED CONCRETE DRIVEWAY
CONCRETE DRIVEWAY
LANDSCAPE PLANTER
LOT 16 SINGLE FAMILY RESIDENTIAL
2 STOREY BRICK DWELLING No. 19
LOT 17 REGISTERED PLAN M-899
LOT 18 SINGLE FAMILY RESIDENTIAL
2 STOREY BRICK DWELLING No. 15
N72°42'20"E
N17°13'40"W
57.15
57.22
36.62
DONCREST DRIVE
(BY PLAN R-614)
2.36 ACCESS EXTENSION
7.21 EXISTING ACCESS
7.48 PROPOSED ACCESS
1.99 ACCESS REDUCTION

Site Data		
Lot Area	2094.10 sm	(0.020 ha)
Zoning		SR1
Established Grade		161.98
Floor Area		
Ground Floor (Includes 98.7 sf of Stairs)	415.26 sm	4470.0 sf
Second Floor (Excludes 98.7 sf of Stairs)	397.26 sm	4276.1 sf
Total Area	812.52 sm	8746.1 sf
Garage (Measured to Exterior Face of Garage Walls)	74.15 sm	798.2 sf
Total Gross Floor Area	886.67 sm	9544.3 sf
Max Gross Floor Area	983.34 sm	10584.56 sf
Garage (Measured to Inside Face of Garage Walls)	67.57 sm	727.3 sf
Finished Basement (Measured to Inside Face of Finished Basement Walls)	328.54 sm	3536.5 sf
Lot Coverage		
Proposed Footprint (Including Garage)	23.38%	489.65 sm
Proposed Covered Porches	3.61%	75.55 sm
Total Proposed Coverage	26.99%	565.20 sm
Max Allowed Coverage	33.33%	698.03 sm
Landscaping		
Front Yard Area		600.79 sm
Landscape Soft Area	77.78%	467.32 sm



GALVANIZED TENSION WIRE (SEE NOTE 3)
FILTER CLOTH
ELEVATION
CROSS SECTION
CROSS SECTION (FROZEN CONDITION)
3. SINGLE STRAND GALVANIZED TENSION WIRE PASSING THROUGH T-BAR AND FILTER CLOTH.
4. INCREASE OR DECREASE T-BAR SPACING ON SLOPES, AS APPROVED BY THE DIRECTOR OF ENGINEERING.
5. WOODEN POSTS TO BE USED AT LOW POINTS FOR LARGE CATCHMENT AREAS.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN
MARKHAM ENGINEERING DEPARTMENT
DRAWING NAME: STANDARD SEDIMENT CONTROL FENCE
SCALE: NTS
REV: 0
DATE: SEPTEMBER 2010
APPROVED BY: DIRECTOR OF ENGINEERING
DWG. NO. MPII

Notes:

Internal Sewage And Water Systems On Private Property Requires Plumbing Approval Under The Ontario Building Code, Application For The Necessary Permits Should Be Made To The Building Standards Department

Permit To Determine The Review, Certification, Permit Issuance And Inspection Process For The Proposed Pool To Be Obtained From Building Standards Department

Legend

Symbol	Meaning
3R ▶	Main Level
3R ▷	Lower Level
(heavy dash-dot line)	Property Line
(dashed line)	Existing To Be Removed
102.05	Existing Spot Elevation
[102.05]	Proposed Spot Elevation
(symbol)	Rainwater Downspouts
AC	Air Conditioner
(solid line)	Solid Hoarding
(heavy dashed line)	Framed Hoarding
AD	Area Drain
0.30ØC 102.05	Denotes Coniferous Tree (with trunk diameter) To Remain
0.30ØC 102.05	Denotes Deciduous Tree (with trunk diameter) To Remain
0.30ØC 102.05	Denotes Tree (with trunk diameter) To Be Removed
SM	Denoted Replacement Tree Native Species Min 60mm Caliper For Deciduous And 1.8m Height For Coniferous (SM) Refers To Sugar Maple (RM) Refers To Red Maple

Base Information:

Base Information Taken From Plan Of Survey
BY: Vladimir Dosen Surveying
Dated: December 15, 2020

Location

Lot 17
Registered Plan M-899
City of Markham
Regional Municipality of York

City Benchmark

Elevations Are Refereed To The City Of Markham Benchmark No. BM-M-03-006, Having A Published Elevation Of 159.225 Meters

*TFW (Top Of Foundation Wall)

Floor Sill Plate On Inside Face Of Foundation.
- See Reduced Thickened Foundation Wall Detail & Reverse Veneer Detail For Foundation Wall Ledge Condition On Outside Face Of Foundation Walls.
- Extent Of Each Type To Be Determined By Contractor On Site During Construction

**U/F (Under Side of Footing)

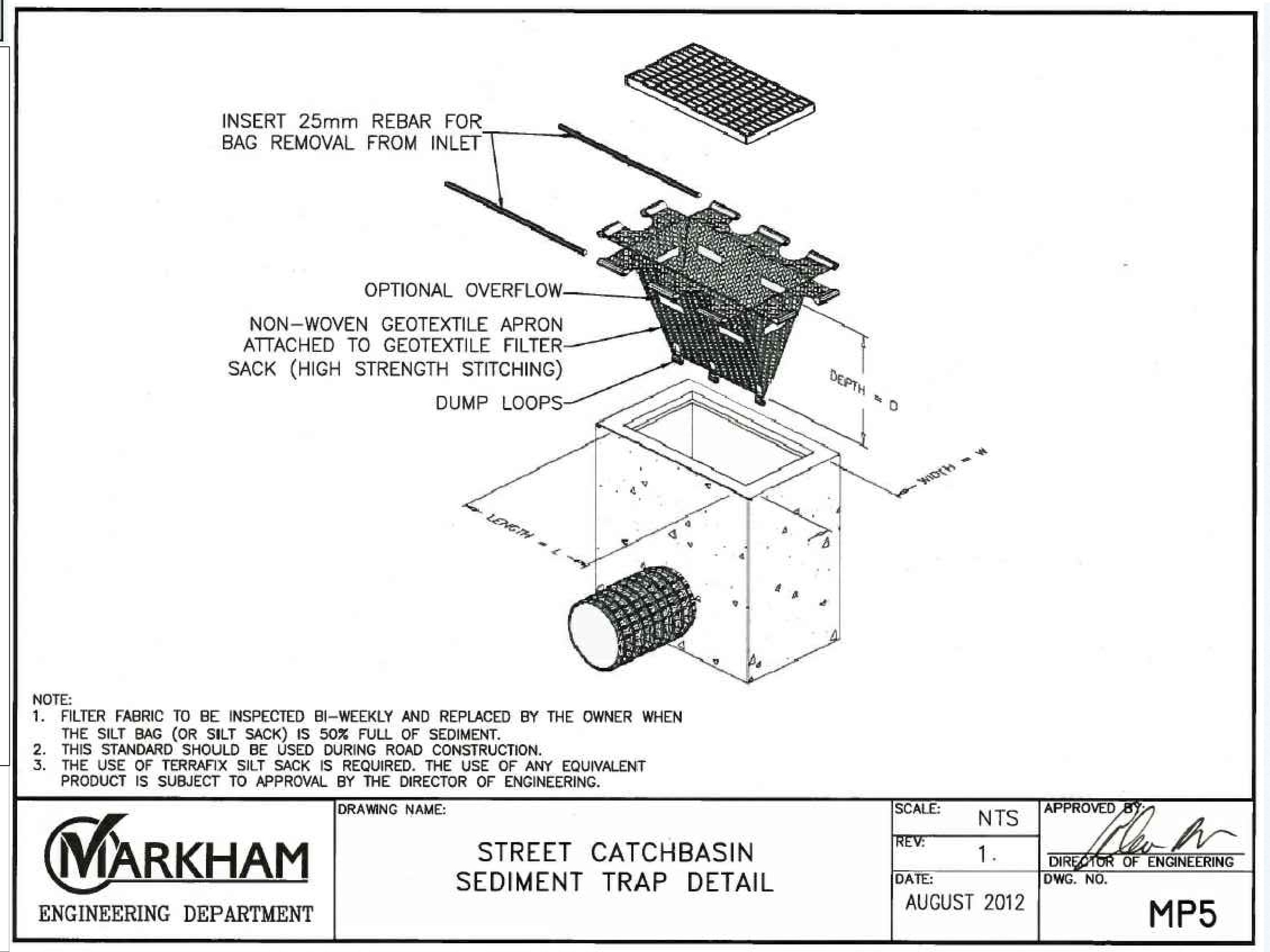
- U/F Denotes Minimum Depth Of Under Side of Footing.
- Under Side of Footing May Differ Depending On Basement Conditions. See Floor Plans And Elevations For Specific Under Side Of Footing Conditions .
- Footings To Be Min 1.2m Below Grade

General Notes:

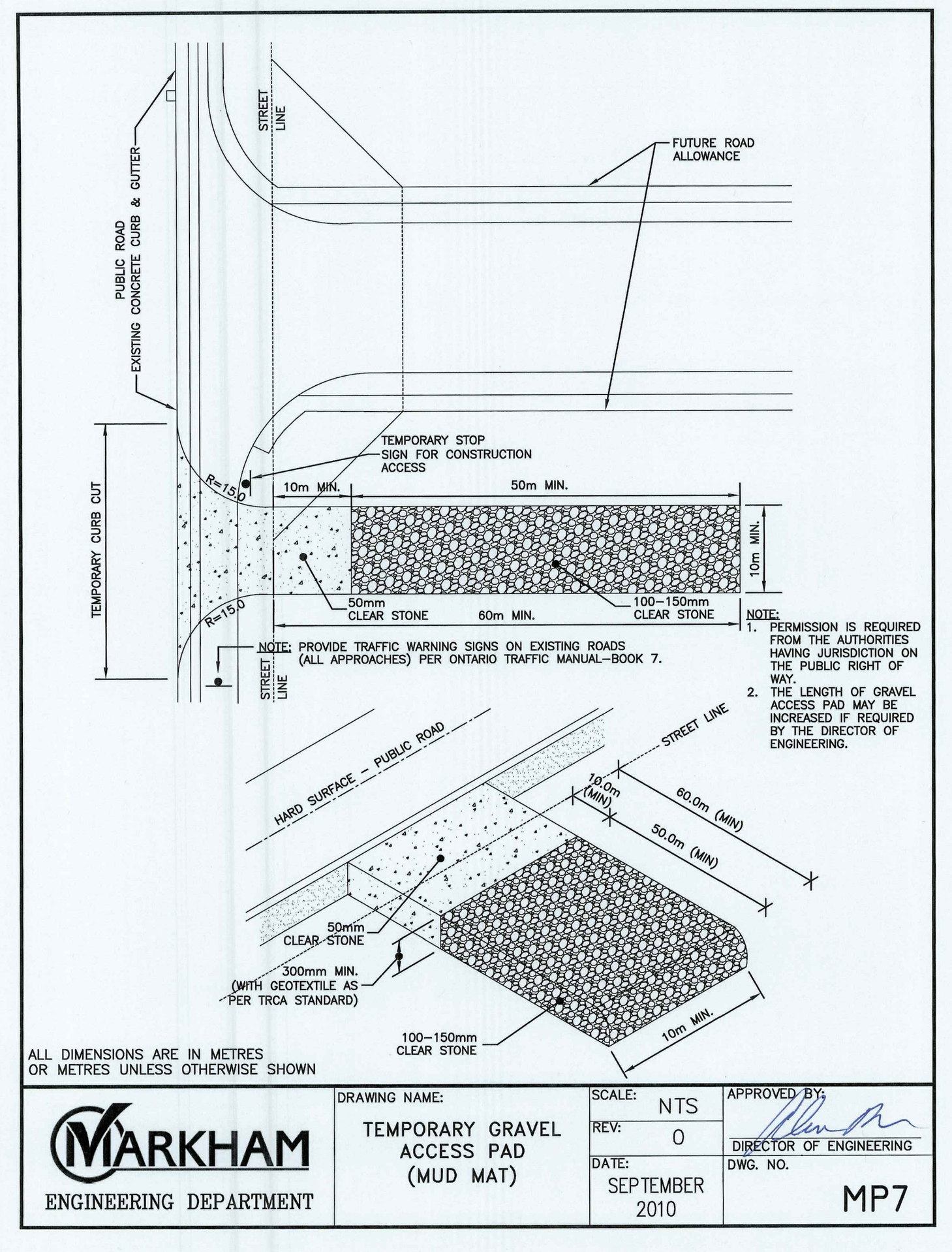
1. Do Not Scale Drawings

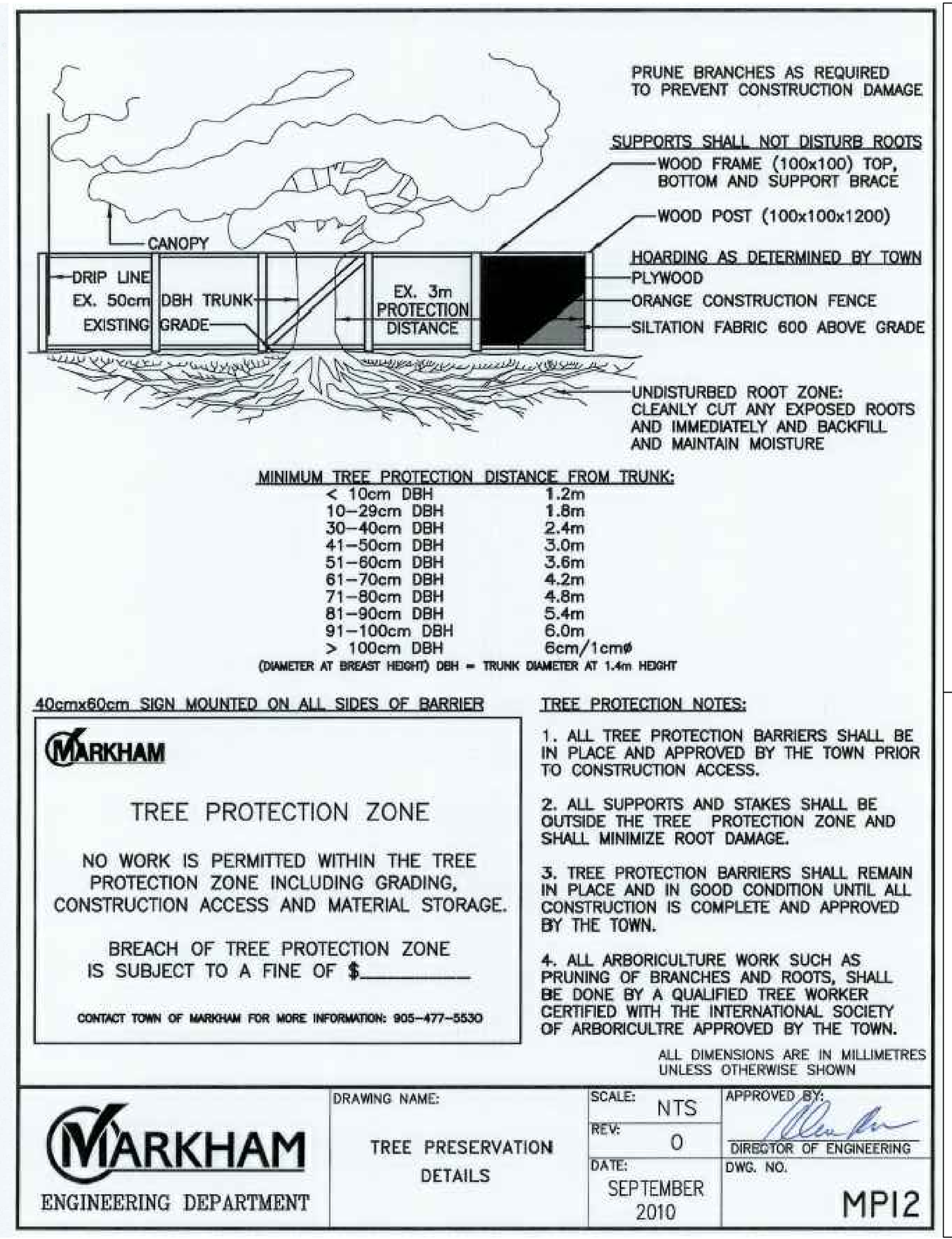
2. These Plans Are To Remain The Property Of The Designer And Must Be Returned Upon Request. These Plans Must Not Be Used In Any Other Location Without The Written Approval Of The Designer.

3. All Works To Be In Accordance With The Ontario Building Code And All Code References Refer To O.B.C. 2012 Division 'b'

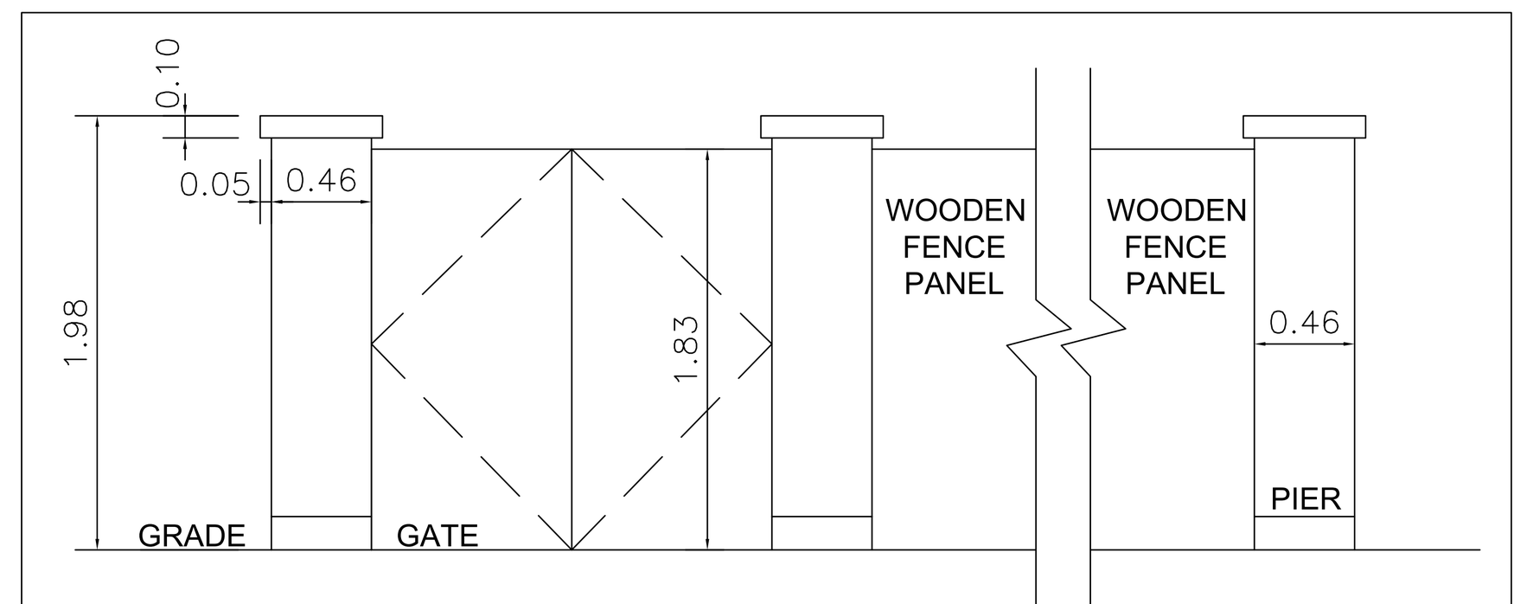


INSERT 25mm REBAR FOR BAG REMOVAL FROM INLET
OPTIONAL OVERFLOW
NON-WOVEN GEOTEXTILE APRON ATTACHED TO GEOTEXTILE FILTER SACK (HIGH STRENGTH STITCHING)
DUMP LOOPS
NOTE:
1. FILTER FABRIC TO BE INSPECTED BI-WEEKLY AND REPLACED BY THE OWNER WHEN THE SILT BAG (OR SILT SACK) IS 50% FULL OF SEDIMENT.
2. THIS STANDARD SHOULD BE USED DURING ROAD CONSTRUCTION.
3. THE USE OF TERRAFIX SILT SACK IS REQUIRED. THE USE OF ANY EQUIVALENT PRODUCT IS SUBJECT TO APPROVAL BY THE DIRECTOR OF ENGINEERING.
MARKHAM ENGINEERING DEPARTMENT
DRAWING NAME: STREET CATCHBASIN SEDIMENT TRAP DETAIL
SCALE: NTS
REV: 1
DATE: AUGUST 2012
APPROVED BY: DIRECTOR OF ENGINEERING
DWG. NO. MP5





PRUNE BRANCHES AS REQUIRED TO PREVENT CONSTRUCTION DAMAGE
SUPPORTS SHALL NOT DISTURB ROOTS
CANOPY
DRIP LINE
EX. 3m PROTECTION DISTANCE
HOARDING AS DETERMINED BY TOWN
PLYWOOD
ORANGE CONSTRUCTION FENCE
SILTATION FABRIC 600 ABOVE GRADE
MINIMUM TREE PROTECTION DISTANCE FROM TRUNK:
TREE PROTECTION ZONE
NO WORK IS PERMITTED WITHIN THE TREE PROTECTION ZONE INCLUDING GRADING, CONSTRUCTION ACCESS AND MATERIAL STORAGE.
TREE PROTECTION NOTES:
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN
MARKHAM ENGINEERING DEPARTMENT
DRAWING NAME: TREE PRESERVATION DETAILS
SCALE: NTS
REV: 0
DATE: SEPTEMBER 2010
APPROVED BY: DIRECTOR OF ENGINEERING
DWG. NO. MP12



FENCE GATE & PIER NTS

Notes:

Prior To Submitting A Building Permit Application, The Builder Shall Have Individual Siting Plans For Each Lot Approved By The Subdivider's Consulting Engineer, Which Comply With The Approved Subdivision Grading Plans And Composite Utility Plans. Siting Plans Shall Include As Constructed Sanitary And Storm Service Connection Invert Elevations At The Street Line For Each Lot.

Where Indicated On This Plan, Lots Which Abut The Subdivision Limit Shall Be Graded To Provide A Minimum 0.6 Metre Strip Of Undisturbed Land Adjacent To The Subdivision Limit. All Embankments Required For The Grading Of The Lots Shall Commence At The Inside Edge Of This Strip Of Land.

Drainage Swales Shall Be Constructed By The Builder On The Property Line And To The Grades, Depths And Sections Specified Herein:
Minimum Depth = 0.15. Maximum Depth = 0.50m
Minimum Gradient = 2.00%. Maximum Gradient = 5.00%
3:1 Maximum Side Slopes

All Embankments Formed During Lot Grading Shall Have A Maximum Five (5) Horizontal To One (1) Vertical Slope.

Driveways Shall Not Be Used As An Outlet For Any Side Yard Swales.

Driveways Shall Have A Gradient Between 2.00% To 8.00%.

Retaining Wall Designs Shall Be As Per Manufacturer's Specifications And Are To Be Stamped By The Structural Design Engineer. All Retaining Walls Are To Be Inspected By A Consulting Engineer During Construction And Certified Upon Completion Prior To Release Of Grading Deposit.

When A Separation Between Houses Is Less Than 3.0 Metres, Place 19mm Of Clear Stone To A Depth Of 100mm In Place Of Topsoil & Sod. A Positive Grade Away From The House At Subgrade Level Is Mandatory.

Underside Of Basement Floor Shall Be Min. 0.5m Above The 100 Year Hydraulic Grade Line.
-

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 Be A Designer.
Qualification Information Required Unless The Design Is Exempt Under Division C -3.2.5.1. Of the 2012 ONTARIO Building Code.

Peter Giordano		25061
Name	Signature	BCIN

Registration Information Required Unless The Design Is Exempt Under Division C -3.2.4.1. Of the 2012 ONTARIO Building Code.

DAVID W. SMALL DESIGNS INC.	29999
Firm Name	BCIN

no.	date	revision / comment
5	July 28/21	As Per Updated Tree Inventory
4	June 14/21	As Per Arborist Coordination
3	June 12/21	Client Requested Revisions
2	May 21/21	Client Requested Revisions
1	May 18/21	Issued To Owner For Zoning Approval

Project:
The Maruszki-Desai Home
17 Doncrest Drive

Lot 17
Registered Plan M-899
City of Markham,
Regional Municipality of York

Drawing:
Site Plan

Scale: 1:150
Date: May 2021
Dwn by: HD
Proj. no.: 20- 1887

SP

David Small Designs

Appendix B
File: 21.137113.000.00.MNV
Date: 01/14/22 (MM/DD/YY)

Schedules

Wood Lintels / Beams

B1 2-2x8	B7 2-2x12	B13 1-9.5" LVL	B19 1-14" LVL	Note: where solid (1) piece lumber shown - do not substitute multiple ply
B2 3-2x8	B8 3-2x12	B14 2-9.5" LVL	B20 2-14" LVL	
B3 4-2x8 Bolted	B9 4-2x12 Bolted	B15 3-9.5" LVL	B21 3-14" LVL	
B4 2-2x10	B10 1-7.25" LVL	B16 1-11.88" LVL	B22 1-16" LVL	
B5 3-2x10	B11 2-7.25" LVL	B17 2-11.88" LVL	B23 2-16" LVL	
B6 4-2x10 Bolted	B12 3-7.25" LVL	B18 3-11.88" LVL	B24 3-16" LVL	

Note:
1). Engineered wood beams to be min. 2.0e or equal and 1-3/4" in width. Nailing pattern see S1.
2). 'SDS' = Simpson Strong-Tie Strong-Drive heavy-duty connector screws. Refer to manuf. specs. for exact details (see typ. detail screw patterns)

Columns / Posts

P2 2-2x6	P4 4-2x6	P6 3-2x4	P8 5-2x4	P10 6x6	P12 4-2x8
P3 3-2x6	P5 5-2x6	P7 4-2x4	P9 4x4	P11 3-2x8	

C1 HSS 3.5"x3.5"x0.25" - Brg. Plate 6"x 5/8"x 10" + (2) 5/8" Dia. A.B
C2 HSS 4"x4"x0.312" - Brg. Plate 10"x 3/4"x 10" + (2) 3/4" Dia. A.B
C3 HSS 5"x3"x 0.375" - Brg. Plate 11"x 3/4"x 11" + (2) 3/4" Dia. A.B
C4 HSS 5"x5"x 0.375" - Brg. Plate 11"x 1"x 11" + (2) 3/4" Dia. A.B
S1 W10x49 Exposed steel post/beam
S2 W12x40 Exposed steel post/beam

Typical anchor bolt: 12", 3"

Steel Lintels

L1 3.5" x 3.5" x 1/4"	L3 5" x 3.5" x 5/16"	L5 6" x 4" x 3/8"
L2 5" x 3.5" x 1/4"	L4 5" x 3.5" x 3/8"	L6 7" x 4" x 1/2"

Steel Plates

WP1 = 6"x 5/8"x 10" + (2) 5/8" Diameter Anchor Bolts
WP2 = 6"x 7/8"x 14" + (2) 3/4" Diameter Anchor Bolts
WP3 = 11" x 1" x 11" + (2) 3/4" Diameter Anchor Bolts

12", 2"

All Structural Steel to Conform To G40.21-350W

Concrete Footings

BEW = Bottom Bars Each Way

F1 24" x 24" x 12" Deep	F4 42" x 42" x 16" Deep c/w 5-15M BEW
F2 30" x 30" x 14" Deep	F5 48" x 48" x 16" Deep c/w 5-15M BEW
F3 36" x 36" x 16" Deep	F6 54" x 54" x 18" Deep c/w 7-15M BEW
	F7 60" x 60" x 18" Deep c/w 7-15M BEW
	F8 66" x 66" x 20" Deep c/w 9-15M BEW

> Strip footings below load bearing walls to have a min. 6" projection minimum 8" in depth + 2-15m bottom continuous
> All footings to bear on undisturbed soil, rock or engineered fill certified by soils engineer
> Min. soil bearing capacity = SLS 120 Kpa (2500 Psf) and to be verified by soils engineer prior to pouring footings

Refer to Sheet S1 for General Structural Notes

Project Notes:

- Min. R31 rigid insulation glued to u/s of slab
- Lower terrace steps to have 8" poured conc. Foundation wall w/ 20" wide x 8" deep conc. footing
- All foundations to extend min. 48" below slab at lower terrace
- Lower terrace slab to be 3" concrete slab over 5" granular base sloped to drain
- Stair to be built as one-piece unit as drawn and fastened to adjacent wall and floor headers for support
- Front porch slab to be 8" reinforced conc. slab above 35mpa @ 28 days min. - 5-8% air ent. class C1
- Typical Porch Slab (Slab on Grade Condition)

6" R.C. slab on grade c/w 1-layer 6x6x6 welded wire mesh placed 2" down from top of slab over 6" granular 'a' or equal gravel on soil compacted to 98% standard proctor max. Dry density on undistured soil or engineered fill- note: if space below is changed to become excavated, the slab & wall requirement will require additional reinforcing

- All exposed floors to have floor joists above full w/ 2lb. closed cell spray foam insul'n min. R31
- Flat roofs to have 2-ply torched on rubber membrane roof w/ 2% slope to edge on 1/2" plywood roof sheathing on roof trusses/joists
- Direct vent gas fireplace unit to comply with CAN/ULC-S610-M "Factory built fire places" installed with exhaust as per manufactures specifications
- Provide 15M hook bars @ 15" o.c. top bars along slab bearing (36" UNO)
- Provide 15M dowels @ 15" o.c. typical along slab bearing (24" UNO, 24" UNO)

General Notes:

1. Do not scale drawings

2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division 'B'

4. Contractor to check all dimensions, specifications, etc. on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect re-bar set-up during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.

6. All wood framed window openings that exceed 48" wide are to have 2/2"x6" plates @ bottom of opening (typical.) U.N.O.

7. Adjustments or changes made to the floor layout roof truss layout, beams, lentils & point loads or required load bearing walls must be identified prior to construction and David W. Small Designs Inc. and project engineer must be notified for further review and approval.

8. All shop drawings for precast units to be submitted for field review by site inspector prior to manufacturing and installation

9. 'SDS' = Simpson Stuttering Strong-Drive Heavy-Duty Connector Screws. Refer to manful. specs. For exact details (see S1 for screw patterns)

10. Typical Wall Stud Construction

- Typical exterior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high exterior walls to be 2/2x6 spf #2 @ 12" o/c.
- Typical interior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high interior walls to be 2/2x6 spf #2 @ 12" o/c.
- All 10' high interior basement walls to be 2x6 spf #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC. 9.23.10.2.(2)(5)

12. 5/8" subfloor sheathing to be screwed and glued to all TJI joists on all floors

13. Typical Non Load Bearing Partition

2x4 studs @16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s

14. Typical Bathroom Reinforcement

Stud reinforcement required as per OBC. 9.5.2.3 in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and 'mudded' drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with OBC. 9.34. & specific requirements of the local utility supplier

18. Protection From Dampness

All wood framing members that are not pressure treated & which are supported on concrete in contact with ground or fill shall be separated from the concrete. by min. 5mil polyethylene or type 's' roll roofing as per OBC 9.23.2.3.(1) & (2)

19. Typical Wood Posts

All wood post shown to be 'P3' U.N.O.

20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

22. All steel beams to bear on column cap plate. No side header connections allowed. Refer to detail 7/S1.

23. Structural steel shop drawing review to be done by builder. Builder to site confirm dimensions as per steel shop drawings prepared by steel supplier.

General Basement Notes:

1. Typical Poured Concrete Basement Floor

3" concrete slab c/w 6 mil poly vapor barrier on granular fill

2. Typical 2x6 Interior Load Bearing Wall

2x6 stud wall (@ 16" o.c.) on 10 mil poly moisture barrier on 6" concrete curb (anchored w/ 1/2" a.b. @ 4'-0" o.c.) on 18" x 8" deep poured concrete footing. + 2-15m bars bottom continuous

3. Typical Basement Wall Strapping with Insulation

1/2" drywall on 6 mil poly v.b. on full ht. 2x4 studs @ 16" o/c strapping c/w min. R12 batt insul'n + R10ci or min. R20ci (typ. for entire perimeter of new basement.)

4. Provide minimum 4" bearing ledge for structural slab support

5. Typical Poured Concrete Perimeter Garage Foundation Walls

Reinforced 10" poured concrete foundation wall on 22" wide x 8" deep concrete footing (Typ. U.N.O.)

6. Typical Reinforced Poured Concrete Foundation Walls

Reinforced 10" poured concrete foundation wall on 22" wide x 8" deep concrete footing (Typ. U.N.O.)

7. Ensure soil backfilling on unexcavated spaces is done balanced placing soil equally on both sides to avoid collapse

8. Foundation drainage layer to comply with Ont. Reg. 332/12 and subsection 9.14.2. And 9.14.4.

9. Typical Cold Room Notes

Vent cold room per OBC 9.32.2.1 & 9.32.2.2 (0.2% floor area w/ rust proof insect screen). Cold room door to be metal insulated door with weather stripping

10. At least one smoke alarm shall be installed on or near the ceiling on each floor and basement levels as per OBC 9.10.19 and also in each sleeping room with a visual signaling component as per OBC 9.10.19.1 (2)(3)(4). Smoke alarms and co. Alarms shall be interconnected. A carbon monoxide alarm shall be installed adjacent to every sleeping area for dwellings with fuel burning appliances, or an attached garage.

11. Typical Interior Door Heights

If ceiling height is 10'-0" or greater than interior doors to be 8'-0" tall
If ceiling height is 9'-0" - 10'-0" than interior doors to be 7'-6" tall
If ceiling height is less than 9'-0" than interior doors to be 6'-8" tall

12. Typical Mechanical Ventilation

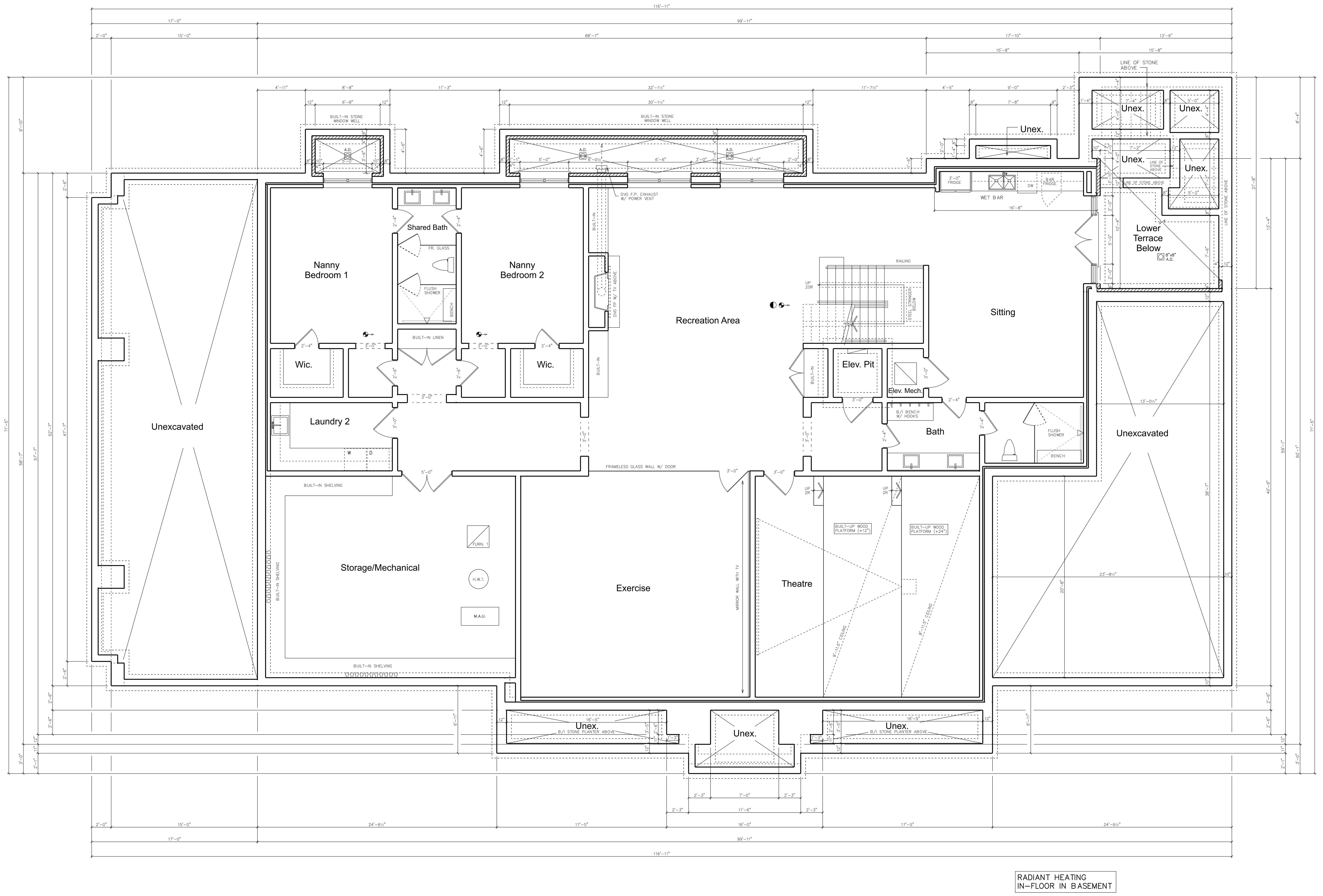
A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such. Every bathroom, powder room and laundry room shall be equipped with a mechanical exhaust fan and vent.

13. Typical Railing & Guard Heights

An interior handrail & guard shall be @ 36" a.f.f. per OBC 9.8 & sb7
An exterior handrail & guard shall be @ 36" (if less than a max. of 6'-0" drop) per OBC 9.8 & sb7
An exterior handrail & guard shall be @ 42" (if greater than 6'-0" drop) a.f.f. per OBC 9.8 & sb7
insulated door with weather stripping

14. Window wells to be precast unit interlocking retaining wall - drain to storm (Typ.)

15. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.



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 be a designer.
Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano — Name | Signature | 25061 — BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc. — Firm Name | 29999 — BCIN

Opening Legend

- Sliding Door
- Pocket Door
- Archway
- Swing Door
- Glass Wall & Door
- Surface Sliding Door

Drawing Legend

- Joist direction
- Floor drain
- Interconnected smoke alarm w/ visual indicator
- CO Alarm
- P.A. Post above
- 20"X28" Attic access hatch
- Typical 'P3' post UNO

Wall area	= 737.6 sm
Window area	= 191.6 sm
** Ratio	= 25.98 %
Window/Sliding Glass Door Efficiency	= 1.4**
Skylight/Glazed Roofs Efficiency	= U-2.8

Ceiling w/ Attic Space - R60 Ceiling w/o Attic Space - R31 Exposed Floors - R31 Walls Above Grade - R22 Basement Walls - R20ci *Refer to EEDS form for all other efficiency values	Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

Note: All information shown are target R-Values and are to be confirmed by HVAC consultant through the building envelope modelling process.

no.	date	revision / comment
2	Jun 11/21	Revised As Per Client Request
1	May 18/21	Issued To Owner For Zoning Approvals

Project:

The Maruszki-Desai Home
17 Doncrest Drive

Part of Lot 17
Registered Plan m-899
City of Markham,
Regional Municipality of York

Drawing:

Basement Floor Plan

Scale: 1/4"=1'-0"
Date: May 2021
Dwn by: MM/TK
Proj. no.: 21-1887

A1

David Small Designs

Appendix B

Schedules

Wood Lintels / Beams

B1 2-2x8 B2 3-2x8 B3 4-2x8 Bolted B4 2-2x10 B5 3-2x10 B6 4-2x10 Bolted	B7 2-2x12 B8 3-2x12 B9 4-2x12 Bolted B10 1-7.25" LVL B11 2-7.25" LVL B12 3-7.25" LVL	B13 1-9.5" LVL B14 2-9.5" LVL B15 3-9.5" LVL B16 1-11.88" LVL B17 2-11.88" LVL B18 3-11.88" LVL	B19 1-14" LVL B20 2-14" LVL B21 3-14" LVL B22 1-16" LVL B23 2-16" LVL B24 3-16" LVL	Note: where solid (1) piece lumber shown - do not substitute multiple ply

Note:
1). Engineered wood beams to be min. 2.0e or equal and 1-3/4" in width. Nailing pattern see S1.
2). 'SDS' = Simpson Strong-Tie Strong-Drive heavy-duty connector screws. Refer to manuf. specs. for exact details (see typ. detail screw patterns)

Columns / Posts

P2 2-2x6 P3 3-2x6	P4 4-2x6 P5 5-2x6	P6 3-2x4 P7 4-2x4	P8 5-2x4 P9 4x4	P10 6x6 P11 3-2x8	P12 4-2x8

C1 HSS 3.5"x3.5"x0.25" - Brg. Plate 6"x 5/8"x 10" + (2) 5/8" Dia. A.B
C2 HSS 4"x4"x0.312" - Brg. Plate 10"x 3/4"x 10" + (2) 3/4" Dia. A.B
C3 HSS 5"x3"x 0.375" - Brg. Plate 11"x 3/4"x 11" + (2) 3/4" Dia. A.B
C4 HSS 5"x5"x 0.375" - Brg. Plate 11"x 1"x 11" + (2) 3/4" Dia. A.B
S1 W10x49 Exposed steel post/beam
S2 W12x40 Exposed steel post/beam

12" 3" Typical anchor bolt

Steel Lintels

L1 3.5" x 3.5" x 1/4" L2 5" x 3.5" x 1/4"	L3 5" x 3.5" x 5/16" L4 5" x 3.5" x 3/8"	L5 6" x 4" x 3/8" L6 7" x 4" x 1/2"

Steel Plates

WP1 = 6"x 5/8"x 10" + (2) 5/8" Diameter Anchor Bolts
WP2 = 6"x 7/8"x 14" + (2) 3/4" Diameter Anchor Bolts
WP3 = 11" x 1" x 11" + (2) 3/4" Diameter Anchor Bolts

12" 2"

All Structural Steel to Conform To G40.21-350W

Concrete Footings

BEW = Bottom Bars Each Way	F4 42" x 42" x 16" Deep c/w 5-15M BEW F5 48" x 48" x 16" Deep c/w 5-15M BEW
F1 24" x 24" x 12" Deep F2 30" x 30" x 14" Deep F3 36" x 36" x 16" Deep	F6 54" x 54" x 18" Deep c/w 7-15M BEW F7 60" x 60" x 18" Deep c/w 7-15M BEW F8 66" x 66" x 20" Deep c/w 9-15M BEW

> Strip footings below load bearing walls to have a min. 6" projection minimum 8" in depth + 2-15m bottom continuous
> All footings to bear on undisturbed soil, rock or engineered fill certified by soils engineer
> Min. soil bearing capacity = SLS 120 Kpa (2500 Psf) and to be verified by soils engineer prior to pouring footings

Refer to Sheet S1 for General Structural Notes

Project Notes:

- Min. R31 rigid insulation glued to u/s of slab
- Lower terrace steps to have 8" poured conc. Foundation wall w/ 20" wide x 8" deep conc. footing
- All foundations to extend min. 48" below slab at lower terrace
- Lower terrace slab to be 3" concrete slab over 5" granular base sloped to drain
- Stair to be built as one-piece unit as drawn and fastened to adjacent wall and floor headers for support
- Front porch slab to be 8" reinforced conc. slab above 35mpa @ 28 days min. - 5-8% air ent. class C1
- Typical Porch Slab (Slab on Grade Condition)

6" R.C. slab on grade c/w 1-layer 6x6x6 welded wire mesh placed 2" down from top of slab over 6" granular 'a' or equal gravel on soil compacted to 98% standard proctor max. Dry density on undistured soil or engineered fill- note: if space below is changed to become excavated, the slab & wall requirement will require additional reinforcing

- All exposed floors to have floor joists above full w/ 2lb. closed cell spray foam insul'n min. R31
- Flat roofs to have 2-ply torched on rubber membrane roof w/ 2% slope to edge on 1/2" plywood roof sheathing on roof trusses/joists
- Direct vent gas fireplace unit to comply with CAN/ULC-S610-M "Factory built fire places" installed with exhaust as per manufactures specifications
- Provide 15M hook bars @ 15" o.c. top bars along slab bearing (36" UNO)
- Provide 15M dowels @ 15" o.c. typical along slab bearing (24" UNO, 24" UNO)

General Notes:

1. Do not scale drawings

2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division 'B'

4. Contractor to check all dimensions, specifications, etc. on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect re-bar set-up during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.

6. All wood framed window openings that exceed 48" wide are to have 2/2"x6" plates @ bottom of opening (typical.) U.N.O.

7. Adjustments or changes made to the floor layout roof truss layout, beams, lentils & point loads or required load bearing walls must be identified prior to construction and David W. Small Designs Inc. and project engineer must be notified for further review and approval.

8. All shop drawings for precast units to be submitted for field review by site inspector prior to manufacturing and installation

9. 'SDS' = Simpson Stuttering Strong-Drive Heavy-Duty Connector Screws. Refer to manful. specs. For exact details (see S1 for screw patterns)

10. Typical Wall Stud Construction

- Typical exterior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high exterior walls to be 2/2x6 spf #2 @ 12" o/c.
- Typical interior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high interior walls to be 2/2x6 spf #2 @ 12" o/c.
- All 10' high interior basement walls to be 2x6 spf #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC. 9.23.10.2.(2)(5)

12. 5/8" subfloor sheathing to be screwed and glued to all TJI joists on all floors

13. Typical Non Load Bearing Partition

2x4 studs @16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s

14. Typical Bathroom Reinforcement

Stud reinforcement required as per OBC. 9.5.2.3 in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and 'mudded' drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with OBC. 9.34. & specific requirements of the local utility supplier

18. Protection From Dampness

All wood framing members that are not pressure treated & which are supported on concrete in contact with ground or fill shall be separated from the concrete. by min. 5mil polyethylene or type 's' roll roofing as per OBC 9.23.2.3.(1) & (2)

19. Typical Wood Posts

All wood post shown to be 'P3' U.N.O.

20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

22. All steel beams to bear on column cap plate. No side header connections allowed. Refer to detail 7/S1.

23. Structural steel shop drawing review to be done by builder. Builder to site confirm dimensions as per steel shop drawings prepared by steel supplier.

General Ground Floor Notes:

1. At least one smoke alarm shall be installed on or near the ceiling on each floor and basement levels as per OBC 9.10.19 and also in each sleeping room with a visual signaling component as per OBC. 9.10.19.1 (2)(3)(4). Smoke alarms and co. Alarms shall be interconnected. A carbon monoxide alarm shall be installed adjacent to every sleeping area for dwellings with fuel burning appliances, or an attached garage.

2. Typical Interior Door Heights

If ceiling height is 10'-0" or greater than interior doors to be 8'-0" tall
If ceiling height is 9'-0" - 10'-0" than interior doors to be 7'-6" tall
If ceiling height is less than 9'-0" than interior doors to be 6'-8" tall

3. Typical Mechanical Ventilation

A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such. Every bathroom, powder room and laundry room shall be equipped with a mechanical exhaust fan and vent.

4. Typical Railing & Guard Heights

An interior handrail & guard shall be @ 36" a.f.f. per OBC 9.8 & sb7
An exterior handrail & guard shall be @ 36" (if less than a max. Of 6'-0" drop) per OBC 9.8 & sb7
An exterior handrail & guard shall be @ 42" (if greater than 6'-0" drop) a.f.f. per OBC 9.8 & sb7

5. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

General Garage Notes:

1. Garage slab to be 5" concrete slab on 6" clean granular fill 32 mpa - 5-8% air entr. c/w 6"x6"x3/16" w.w.m. opt. Class C1

2. Remove all top soil from top layer

3. Insulate all 'warm' garage walls with min. R22 batt insulation

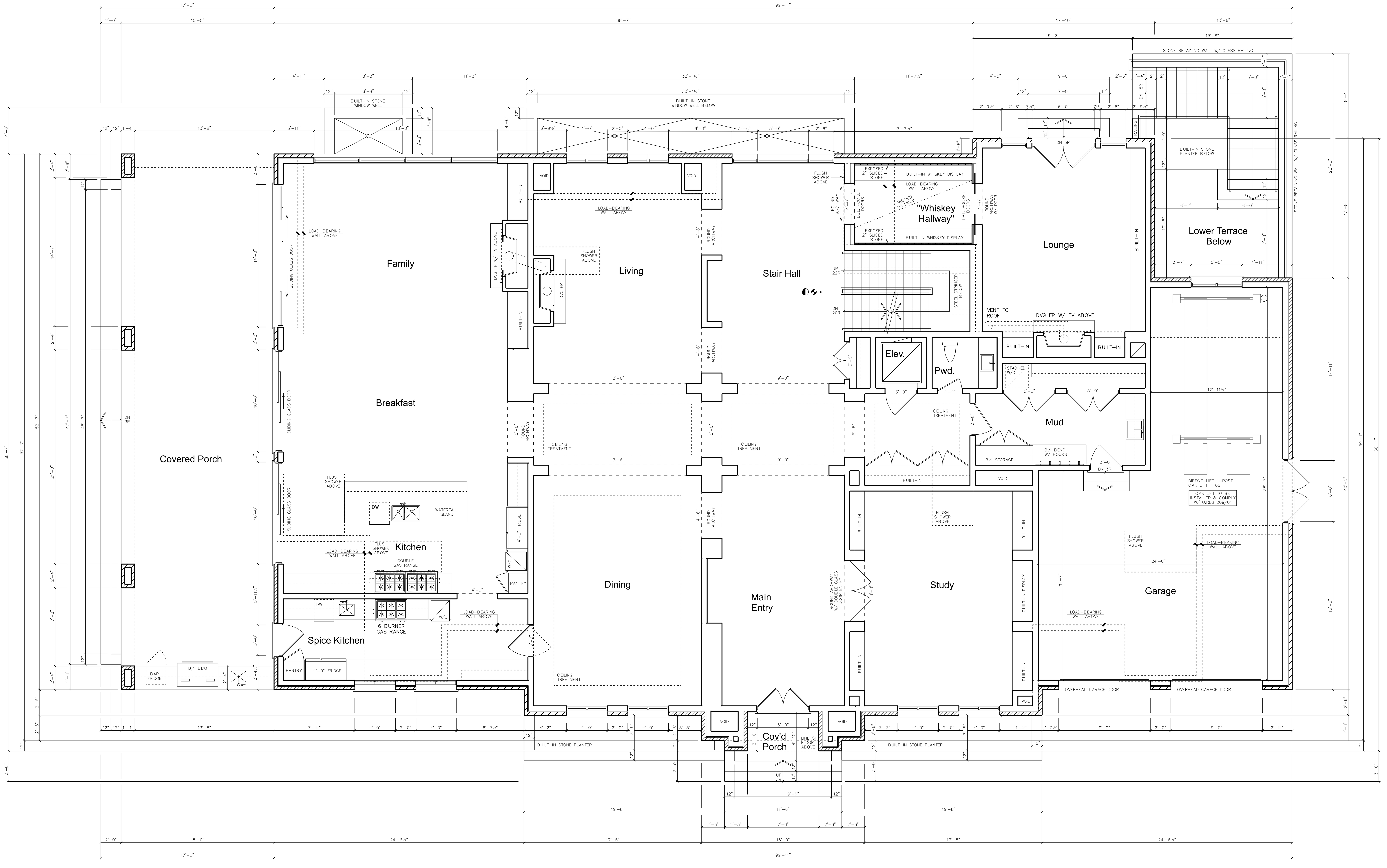
4. Interior garage wall to be 1/2" drywall on gasproofed 2x6 studs @ 16" c/w R22 batt insul'n with 6 mil. poly vapour barrier covered with 1/2" drywall

5. Garage ceiling to be 'gasproofed' ceiling with taped drywall and min. R31 insulation in floors above or R22 in walls

6. Interior garage door to be weather-stripped gasproof door w/ self-closer

7. Garage slab to be sloped to exterior a minimum of 4"

8. Drop foundation wall for garage door above



SOUNDPROOF FLOORS BETWEEN GROUND FLOOR AND BASEMENT (1.5" RESILIENT METAL CHANNELS)

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 be a designer.
Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano	[signature]	25061
Name	Signature	BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc.	29999
Firm Name	BCIN

Opening Legend

Sliding Door
Pocket Door
Archway
Swing Door
Glass Wall & Door
Surface Sliding Door

Drawing Legend

Joist direction
Post above (P.A.)
Floor drain
20"X28" Attic access hatch
Interconnected smoke alarm w/ visual indicator
Typical 'P3' post UNO
CO Alarm

Wall area	= 737.6 sm
Window area	= 191.6 sm
** Ratio	= 25.98 %
Window/Sliding Glass Door Efficiency	= 1.4**
Skylight/Glazed Roofs Efficiency	= U-2.8

Ceiling w/ Attic Space - R60 Ceiling w/o Attic Space - R31 Exposed Floors - R31 Walls Above Grade - R22 Basement Walls - R20ci *Refer to EEDS form for all other efficiency values	Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

Note: All information shown are target R-Values and are to be confirmed by HVAC consultant through the building envelope modelling process.

no.	date	revision / comment
4	Aug 24/21	Revised As Per Client Request
3	Jun 11/21	Revised As Per Client Request
2	May 21/21	Client Requested Revisions
1	May 18/21	Issued To Owner For Zoning Approvals

Project:

The Maruszki-Desai Home
17 Doncrest Drive

Part of Lot 17
Registered Plan m-899
City of Markham,
Regional Municipality of York

Drawing:

Ground Floor Plan

Scale: 1/4"=1'-0"
Date: May 2021
Dwn by: MM/TK
Proj. no.: 21-1887

A2

David Small Designs

Appendix B

Schedules

Wood Lintels / Beams

B1 2-2x8 B2 3-2x8 B3 4-2x8 Bolted B4 2-2x10 B5 3-2x10 B6 4-2x10 Bolted	B7 2-2x12 B8 3-2x12 B9 4-2x12 Bolted B10 1-7.25" LVL B11 2-7.25" LVL B12 3-7.25" LVL	B13 1-9.5" LVL B14 2-9.5" LVL B15 3-9.5" LVL B16 1-11.88" LVL B17 2-11.88" LVL B18 3-11.88" LVL	B19 1-14" LVL B20 2-14" LVL B21 3-14" LVL B22 1-16" LVL B23 2-16" LVL B24 3-16" LVL	Note: where solid (1) piece lumber shown - do not substitute multiple ply

Note:
1). Engineered wood beams to be min. 2.0e or equal and 1-3/4" in width. Nailing pattern see S1.
2). 'SDS' = Simpson Strong-Tie Strong-Drive heavy-duty connector screws. Refer to manuf. specs. for exact details (see typ. detail screw patterns)

Columns / Posts

P2 2-2x6 P3 3-2x6	P4 4-2x6 P5 5-2x6	P6 3-2x4 P7 4-2x4	P8 5-2x4 P9 4x4	P10 6x6 P11 3-2x8	P12 4-2x8

C1 HSS 3.5"x3.5"x0.25" - Brg. Plate 6"x 5/8"x 10" + (2) 5/8" Dia. A.B
C2 HSS 4"x4"x0.312" - Brg. Plate 10"x 3/4"x 10" + (2) 3/4" Dia. A.B
C3 HSS 5"x3"x 0.375" - Brg. Plate 11"x 3/4"x 11" + (2) 3/4" Dia. A.B
C4 HSS 5"x5"x 0.375" - Brg. Plate 11"x 1"x 11" + (2) 3/4" Dia. A.B
S1 W10x49 Exposed steel post/beam
S2 W12x40 Exposed steel post/beam

12" 3" Typical anchor bolt

Steel Lintels

L1 3.5" x 3.5" x 1/4" L2 5" x 3.5" x 1/4"	L3 5" x 3.5" x 5/16" L4 5" x 3.5" x 3/8"	L5 6" x 4" x 3/8" L6 7" x 4" x 1/2"

Steel Plates

WP1 = 6"x 5/8"x 10" + (2) 5/8" Diameter Anchor Bolts
WP2 = 6"x 7/8"x 14" + (2) 3/4" Diameter Anchor Bolts
WP3 = 11" x 1" x 11" + (2) 3/4" Diameter Anchor Bolts

12" 2"

All Structural Steel to Conform To G40.21-350W

Concrete Footings

BEW = Bottom Bars Each Way	F4 42" x 42" x 16" Deep c/w 5-15M BEW F5 48" x 48" x 16" Deep c/w 5-15M BEW
F1 24" x 24" x 12" Deep F2 30" x 30" x 14" Deep F3 36" x 36" x 16" Deep	F6 54" x 54" x 18" Deep c/w 7-15M BEW F7 60" x 60" x 18" Deep c/w 7-15M BEW F8 66" x 66" x 20" Deep c/w 9-15M BEW

> Strip footings below load bearing walls to have a min. 6" projection minimum 8" in depth + 2-15m bottom continuous
> All footings to bear on undisturbed soil, rock or engineered fill certified by soils engineer
> Min. soil bearing capacity = SLS 120 Kpa (2500 Psf) and to be verified by soils engineer prior to pouring footings

Refer to Sheet S1 for General Structural Notes

Project Notes:

- Min. R31 rigid insulation glued to u/s of slab
- Lower terrace steps to have 8" poured conc. Foundation wall w/ 20" wide x 8" deep conc. footing
- All foundations to extend min. 48" below slab at lower terrace
- Lower terrace slab to be 3" concrete slab over 5" granular base sloped to drain
- Stair to be built as one-piece unit as drawn and fastened to adjacent wall and floor headers for support
- Front porch slab to be 8" reinforced conc. slab above 35mpa @ 28 days min. - 5-8% air ent. class C1
- Typical Porch Slab (Slab on Grade Condition)

6" R.C. slab on grade c/w 1-layer 6x6x6 welded wire mesh placed 2" down from top of slab over 6" granular 'a' or equal gravel on soil compacted to 98% standard proctor max. Dry density on undistured soil or engineered fill- note: if space below is changed to become excavated, the slab & wall requirement will require additional reinforcing

- All exposed floors to have floor joists above full w/ 2lb. closed cell spray foam insul'n min. R31
- Flat roofs to have 2-ply torched on rubber membrane roof w/ 2% slope to edge on 1/2" plywood roof sheathing on roof trusses/joists
- Direct vent gas fireplace unit to comply with CAN/ULC-S610-M "Factory built fire places" installed with exhaust as per manufactures specifications
- Provide 15M hook bars @ 15" o.c. top bars along slab bearing (36" UNO)
- Provide 15M dowels @ 15" o.c. typical along slab bearing (24" UNO, 24" UNO)

General Notes:

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3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division 'B'

4. Contractor to check all dimensions, specifications, etc. on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect re-bar set-up during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.

6. All wood framed window openings that exceed 48" wide are to have 2/2"x6" plates @ bottom of opening (typical.) U.N.O.

7. Adjustments or changes made to the floor layout roof truss layout, beams, lentils & point loads or required load bearing walls must be identified prior to construction and David W. Small Designs Inc. and project engineer must be notified for further review and approval.

8. All shop drawings for precast units to be submitted for field review by site inspector prior to manufacturing and installation

9. 'SDS' = Simpson Stuttering Strong-Drive Heavy-Duty Connector Screws. Refer to manful. specs. For exact details (see S1 for screw patterns)

10. Typical Wall Stud Construction

- Typical exterior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high exterior walls to be 2/2x6 spf #2 @ 12" o/c.
- Typical interior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high interior walls to be 2/2x6 spf #2 @ 12" o/c.
- All 10' high interior basement walls to be 2x6 spf #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC. 9.23.10.2.(2)(5)

12. 5/8" subfloor sheathing to be screwed and glued to all TJI joists on all floors

13. Typical Non Load Bearing Partition

2x4 studs @16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s

14. Typical Bathroom Reinforcement

Stud reinforcement required as per OBC. 9.5.2.3 in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and 'mudded' drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with OBC. 9.34. & specific requirements of the local utility supplier

18. Protection From Dampness

All wood framing members that are not pressure treated & which are supported on concrete in contact with ground or fill shall be separated from the concrete. by min. 5mil polyethylene or type 's' roll roofing as per OBC 9.23.2.3.(1) & (2)

19. Typical Wood Posts

All wood post shown to be 'P3' U.N.O.

20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

22. All steel beams to bear on column cap plate. No side header connections allowed. Refer to detail 7/S1.

23. Structural steel shop drawing review to be done by builder. Builder to site confirm dimensions as per steel shop drawings prepared by steel supplier.

General Second Floor Notes:

1. At least one smoke alarm shall be installed on or near the ceiling on each floor and basement levels as per OBC 9.10.19 and also in each sleeping room with a visual signaling component as per OBC 9.10.19.1 (2)(3)(4). Smoke alarms and co. Alarms shall be interconnected. A carbon monoxide alarm shall be installed adjacent to every sleeping area for dwellings with fuel burning appliances, or an attached garage.

2. Typical Interior Door Heights

If ceiling height is 10'-0" or greater than interior doors to be 8'-0" tall
If ceiling height is 9'-0" - 10'-0" than interior doors to be 7'-6" tall
If ceiling height is less than 9'-0" than interior doors to be 6'-8" tall

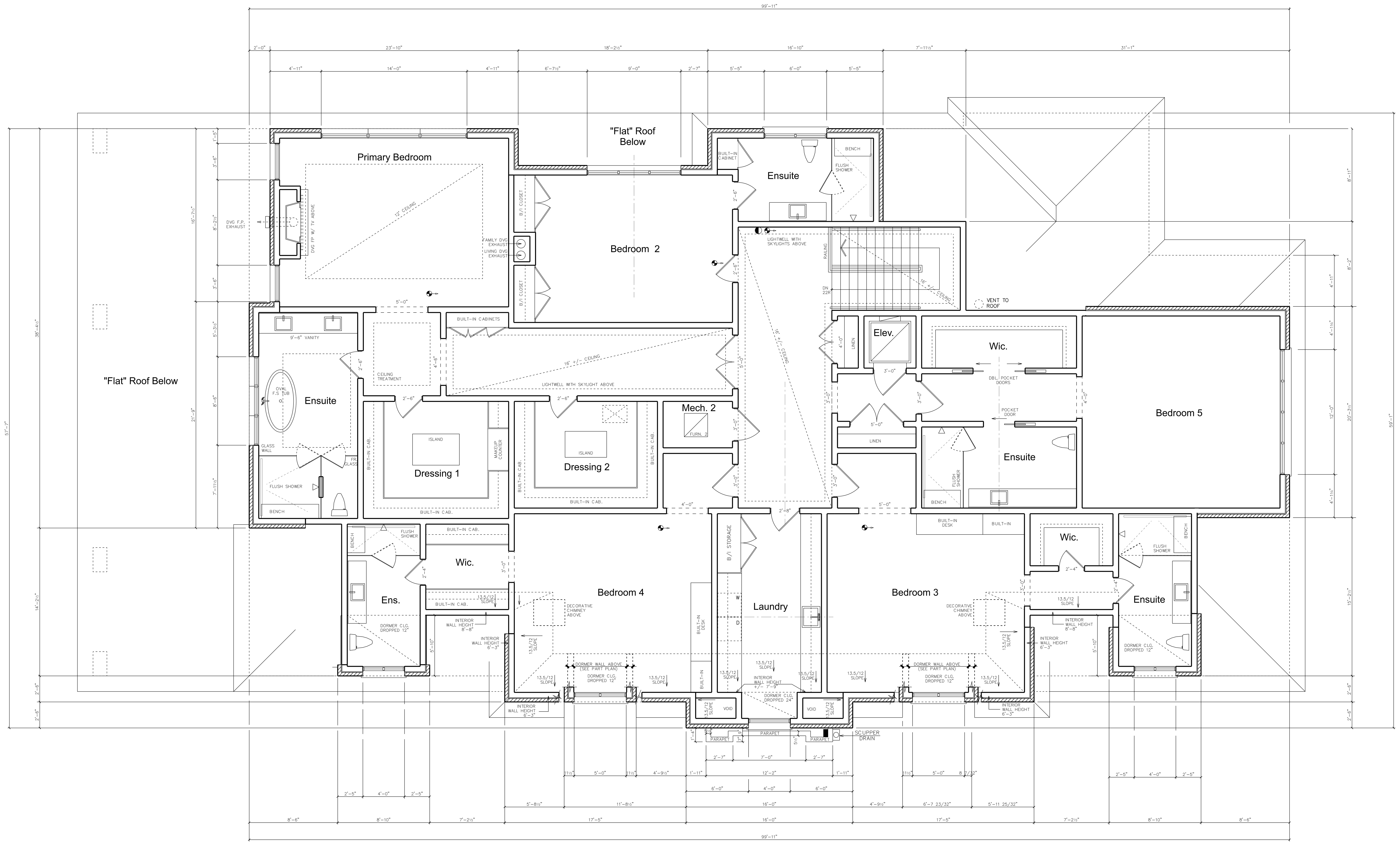
3. Typical Mechanical Ventilation

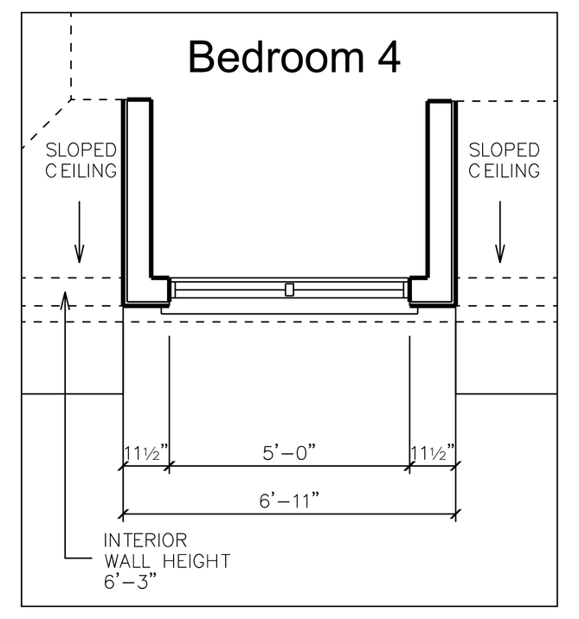
A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such. Every bathroom, powder room and laundry room shall be equipped with a mechanical exhaust fan and vent.

4. Typical Railing & Guard Heights

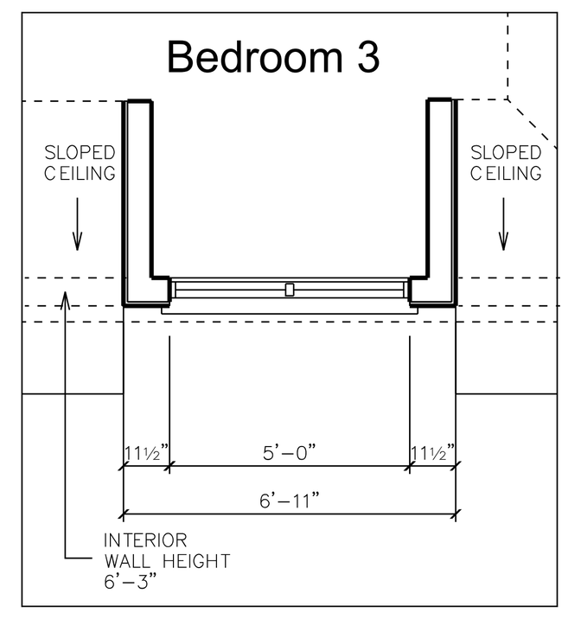
An interior handrail & guard shall be @ 36" a.f.f. per OBC 9.8 & sb7
An exterior handrail & guard shall be @ 36" (if less than a max. Of 6'-0" drop) per OBC 9.8 & sb7
An exterior handrail & guard shall be @ 42" (if greater than 6'-0" drop) a.f.f. per OBC 9.8 & sb7

5. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.





Dormer Part Plan



Dormer Part Plan

SOUNDPROOF FLOORS BETWEEN SECOND AND GROUND FLOOR (1.5" RESILIENT METAL CHANNELS)

HEATED FLOORS IN ALL ENSUITES

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 be a designer. Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Name	Signature	BCIN
Peter Giordano		25061

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

Firm Name	BCIN
David W. Small Designs Inc.	29999

Opening Legend

Sliding Door
Pocket Door
Archway
Swing Door
Glass Wall & Door
Surface Sliding Door

Drawing Legend

Joist direction
Post above
Floor drain
20"X28" Attic access hatch
Interconnected smoke alarm w/ visual indicator
Typical 'P3' post UNO
CO Alarm

Wall area	= 737.6 sm
Window area	= 191.6 sm
** Ratio	= 25.98 %
Window/Sliding Glass Door Efficiency	= 1.4**
Skylight/Glazed Roofs Efficiency	= U-2.8

Ceiling w/ Attic Space - R60 Ceiling w/o Attic Space - R31 Exposed Floors - R31 Walls Above Grade - R22 Basement Walls - R20ci *Refer to EEDS form for all other efficiency values	Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

Note: All information shown are target R-Values and are to be confirmed by HVAC consultant through the building envelope modelling process.

no.	date	revision / comment
4	Aug 24/21	Revised As Per Client Request
3	Jun 11/21	Revised As Per Client Request
2	May 21/21	Client Requested Revisions
1	May 18/21	Issued To Owner For Zoning Approvals

Project:

The Maruszki-Desai Home
17 Doncrest Drive

Part of Lot 17
Registered Plan m-899
City of Markham,
Regional Municipality of York

Drawing:

Second Floor Plan

Scale: 1/4"=1'-0"
Date: May 2021
Dwn by: MM/TK
Proj. no.: 21-1887

A3

David Small Designs

Elevation Notes

(3)	All stucco to be 'DuROCK' EIFS P.U.C.C.S. exterior insulation and finish system CCMC 12969R approved -install as per OBC. 9.28. and manufacturer's specifications –note use 'Polar Bear' by DuROCK for air/moisture barrier below stucco in place of Tyvek or equivalent product specified for all walls not clad in stucco
	Note: All over-hangs are 4" inset from stone facing on ground floors (typical)
	Note: Refer to roof plan for all roof slopes and overhang info
A	Stepped footing per OBC 9.15.3.9.
B	Glazing to be tempered glass (If operable window provide opening restrictor) - Comply with OBC 9.8.8.1 (5) and (6)
C	16" Reinforced Poured Concrete Wall w/ 36" Wide x 12" Deep Concrete Footing c/w 2-Runs 15M Rebar

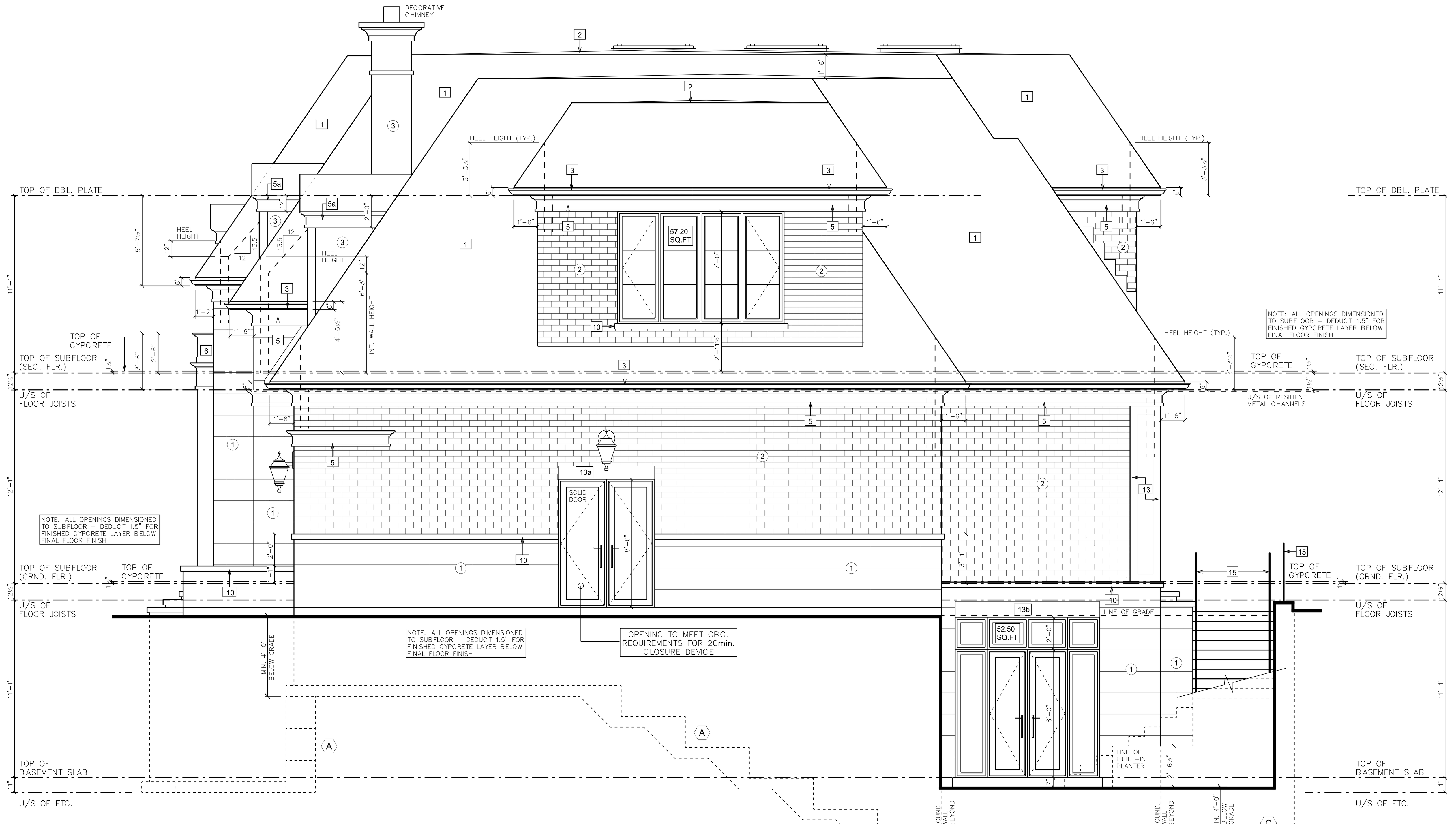
Right (East) Elevation

Unprotected Openings Calculations

Limiting Distance	6.96m	
Wall Area	1521.2 sf	(141.3 sm)
Opening Area Allowed	354.7 sf	(23.3 %)
Opening Area Proposed	109.7 sf	(7.2 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

Front (South) Elevation



Right (East) Elevation

Drawing Legend

1.0 Materials

1	Smooth Face Cut Stone
2	Brick Veneer
3	Pigmented Epoxy Stucco
4	Prefinished Metal Panel - Black

2.0 Roofing

1	40 Year Asphalt Shingles
2	2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

3	Prefinished Aluminum Gutter on 6" Prefinished Aluminum Fascia
4	12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 5" Square Bent Prefinished Aluminum Eaves Trough
	Typical Cornice Trim
5	4" Stone Trim w/ Crown Mould Profile on Flat w/ 2" High x +\- 1-1/4" Deep Bottom Trim (Total 12" High)
5a	Curved Stone Panel w/6" Curved Stone Trim 3" Crown Mould Profile
6	Stone Trim by Others 3'-6" High
7	4" Stone Trim w/ Crown Mould Profile
8	10" Cut Stone Surround w/ 2" Edge Reveal
9	
10	4" Cut Stone Sill c/w 2" Projection
11	4" Cut Stone Coping w/ 2" Projection
12	
13	6" Cut Stone Trim
13a	10" Cut Stone Lintel
13b	12" Cut Stone Lintel

4.0 Railing & Post

14	28"x16" Cut Stone Post by others
15	Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement

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 be a designer. Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano — Name; Signature; **25061** — BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc. — Firm Name; **29999** — BCIN

no.	date	revision / comment
4	Aug 24/21	Revised As Per Client Request
3	Jun 11/21	Revised As Per Client Request
2	May 21/21	Client Requested Revisions
1	May 18/21	Issued To Owner For Zoning Approvals

Project:

The Maruszki-Desai Home
17 Doncrest Drive

Part of Lot 17
Registered Plan m-899
City of Markham,
Regional Municipality of York

Drawing:

Front & Right-Side Elevations

Scale: 1/4"=1'-0"
Date: May 2021
Dwn by: MM/TK
Proj. no.: 21-1887

A5

David Small Designs

Elevation Notes

(3) All stucco to be 'DuROCK' EIFS P.U.C.C.S. exterior insulation and finish system CCMC 12968R approved -install as per OBC, 9.28, and manufacturer's specifications --note use 'Polar Bear' by DuROCK for air/moisture barrier below stucco in place of Tyvek or equivalent product specified for all walls not clad in stucco

Note: All over-hangs are 4" inset from stone facing on ground floors (typical)

Note: Refer to roof plan for all roof slopes and overhang info

(A) Stepped footing per OBC 9.15.3.9.

(B) Glazing to be tempered glass (if operable window provide opening restrictor) - Comply with OBC 9.8.8.1 (5) and (6)

(C) 16" Reinforced Poured Concrete Wall w/ 36" Wide x 12" Deep Concrete Footing c/w 2-Runs 15M Rebar

Rear (North) Elevation

Unprotected Openings Calculations		
Limiting Distance	9.83m	
Wall Area	2562.5 sf	(238.1 sm)
Opening Area Allowed	998.9 sf	(39.0 %)
Opening Area Proposed	547.2 sf	(21.4 %)

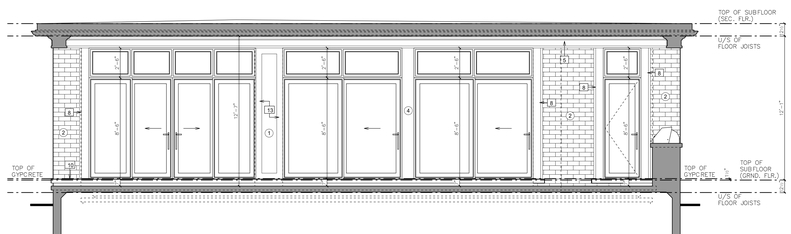
Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

Left (West) Elevation

Unprotected Openings Calculations		
Limiting Distance	19.81m	
Wall Area	1462.5 sf	(135.9 sm)
Opening Area Allowed	1456.9 sf	(99.6 %)
Opening Area Proposed	365.5 sf	(25.0 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

Rear (North) Elevation



Left Hidden Profile

Left (West) Elevation

Drawing List

1.0 Materials

1. Smooth Face Cut Stone
2. Brick Veneer
3. Pigmented Epoxy Stucco
4. Prefinished Metal Panel - Black

2.0 Roofing

1. 40 Year Asphalt Shingles
2. 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

3. Prefinished Aluminum Gutter on 6" Prefinished Aluminum Fascia
4. 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 5" Square Bent Prefinished Aluminum Eaves Trough

   Typical Cornice Trim
5. 4" Stone Trim w/ Crown Mould Profile on Flat w/ 2" High x +/- 1-1/4" Deep Bottom Trim (Total 12" High)
5a. Curved Stone Panel w/6" Curved Stone Trim
   3" Crown Mould Profile
6. Stone Trim by Others 3'-6" High
7. 4" Stone Trim w/ Crown Mould Profile
8. 10" Cut Stone Surround w/ 2" Edge Reveal
9.
10. 4" Cut Stone Sill c/w 2" Projection
11. 4" Cut Stone Coping w/ 2" Projection
12. 6" Stucco Covered Trim
13. 6" Cut Stone Trim
13a. 10" Cut Stone Lintel
13b. 12" Cut Stone Lintel

4.0 Railing & Post

14. 28"x16" Cut Stone Post by others
15. Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement

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Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano — Signature — 25061 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David M. Small Designs Inc. — Firm Name — 29909 BCIN

no.	date	revision / comment
4	Aug 24/21	Revised As Per Client Request
3	Jun 11/21	Revised As Per Client Request
2	May 21/21	Client Requested Revisions
1	May 18/21	Issued To Owner For Zoning Approvals

Project:

The Maruszki-Desai Home
17 Doncrest Drive

Part of Lot 17
Registered Plan m-899
City of Markham,
Regional Municipality of York

Drawing:

Rear & Left-Side Elevations

Scale: 1/4"=1'-0"
Date: May 2021
Dwn by: MM/TK
Proj. no.: 21-1887

A6

David Small Designs

APPENDIX “C”
PLAN OF SURVEY: DECEMBER 15, 2020

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2150346

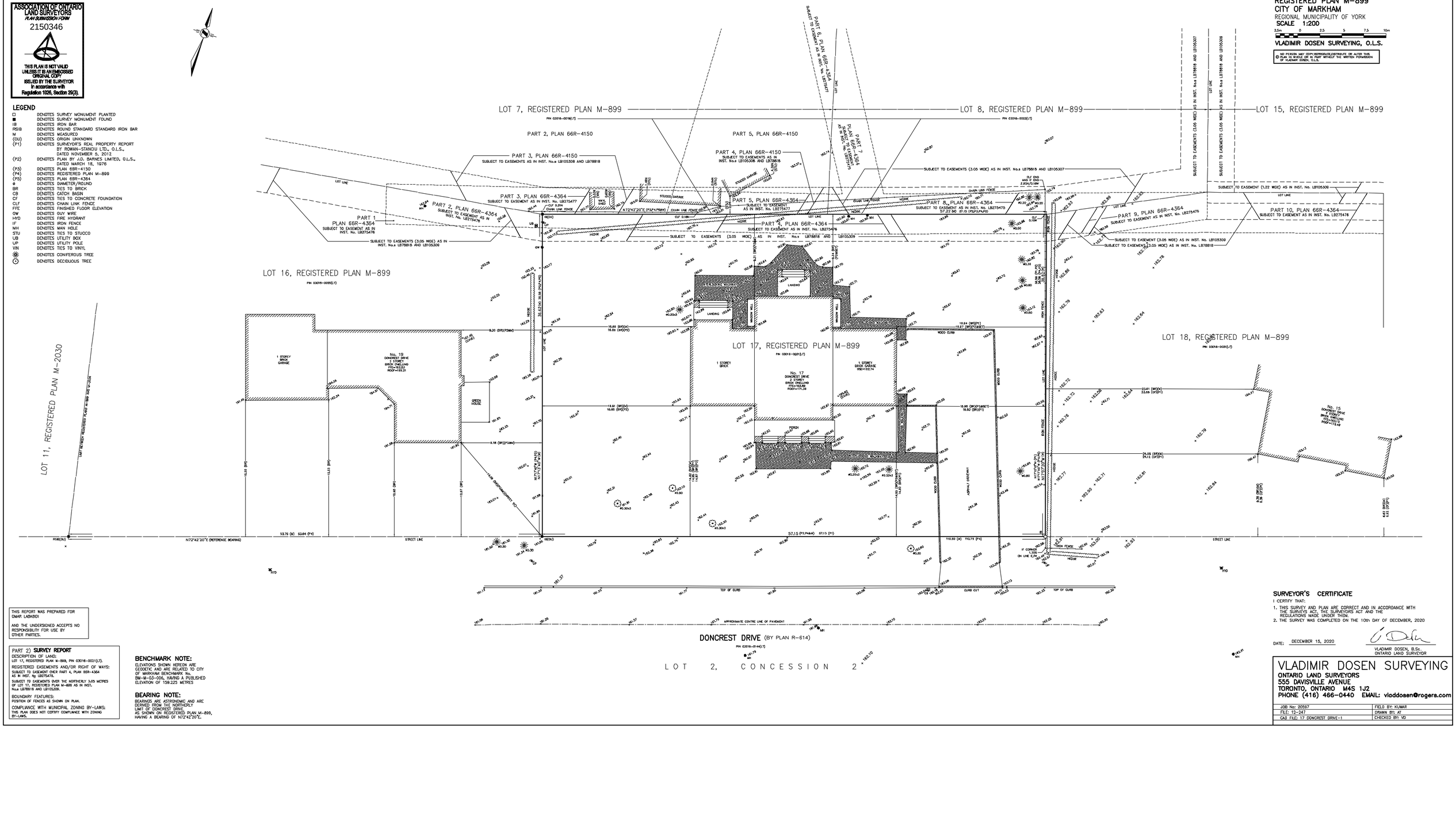
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

LEGEND

□	DENOTES SURVEY MONUMENT PLANTED
■	DENOTES SURVEY MONUMENT FOUND
IB	DENOTES IRON BAR
RSIB	DENOTES ROUND STANDARD STANDARD IRON BAR
M	DENOTES MEASURED
(OU)	DENOTES ORIGIN UNKNOWN
(P1)	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ROWAN-STANCIU LTD., O.L.S., DATED NOVEMBER 5, 2012
(P2)	DENOTES PLAN BY J.D. BARNES LIMITED, O.L.S., DATED MARCH 18, 1976
(P3)	DENOTES PLAN 66R-4150
(P4)	DENOTES REGISTERED PLAN M-899
(P5)	DENOTES PLAN 66R-4364
ø	DENOTES DIAMETER/ROUND
BR	DENOTES TIES TO BRICK
CB	DENOTES CATCH BASIN
CF	DENOTES TIES TO CONCRETE FOUNDATION
CLF	DENOTES CHAIN LINK FENCE
FFE	DENOTES FINISHED FLOOR ELEVATION
GW	DENOTES GUY WIRE
HYD	DENOTES FIRE HYDRANT
IF	DENOTES IRON FENCE
MH	DENOTES MAN HOLE
STU	DENOTES TIES TO STUCCO
UB	DENOTES UTILITY BOX
UP	DENOTES UTILITY POLE
VIN	DENOTES TIES TO VINYL
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF
LOT 17
REGISTERED PLAN M-899
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
SCALE 1:200
2.5m 0 2.5 5 7.5 10m

VLADIMIR DOSEN SURVEYING, O.L.S.



THIS REPORT WAS PREPARED FOR OMAR LABABIDI

AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

PART 2) **SURVEY REPORT**
DESCRIPTION OF LAND:
LOT 17, REGISTERED PLAN M-899, PIN 03016-0021(LT).
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
SUBJECT TO EASEMENT OVER PART 4, PLAN 66R-4364 AS IN INST. No LB275476.
SUBJECT TO EASEMENTS OVER THE NORTHERLY 3.05 METRES OF LOT 17, REGISTERED PLAN M-899 AS IN INST. Nos LB788818 AND LB105309.
BOUNDARY FEATURES:
POSITION OF FENCES AS SHOWN ON PLAN.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

BENCHMARK NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF MARKHAM BENCHMARK No. BM-M-03-006, HAVING A PUBLISHED ELEVATION OF 159.225 METRES

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE NORTHERLY LIMIT OF DONCREST DRIVE, AS SHOWN ON REGISTERED PLAN M-899, HAVING A BEARING OF N72°42'20"E.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF DECEMBER, 2020

DATE: DECEMBER 15, 2020

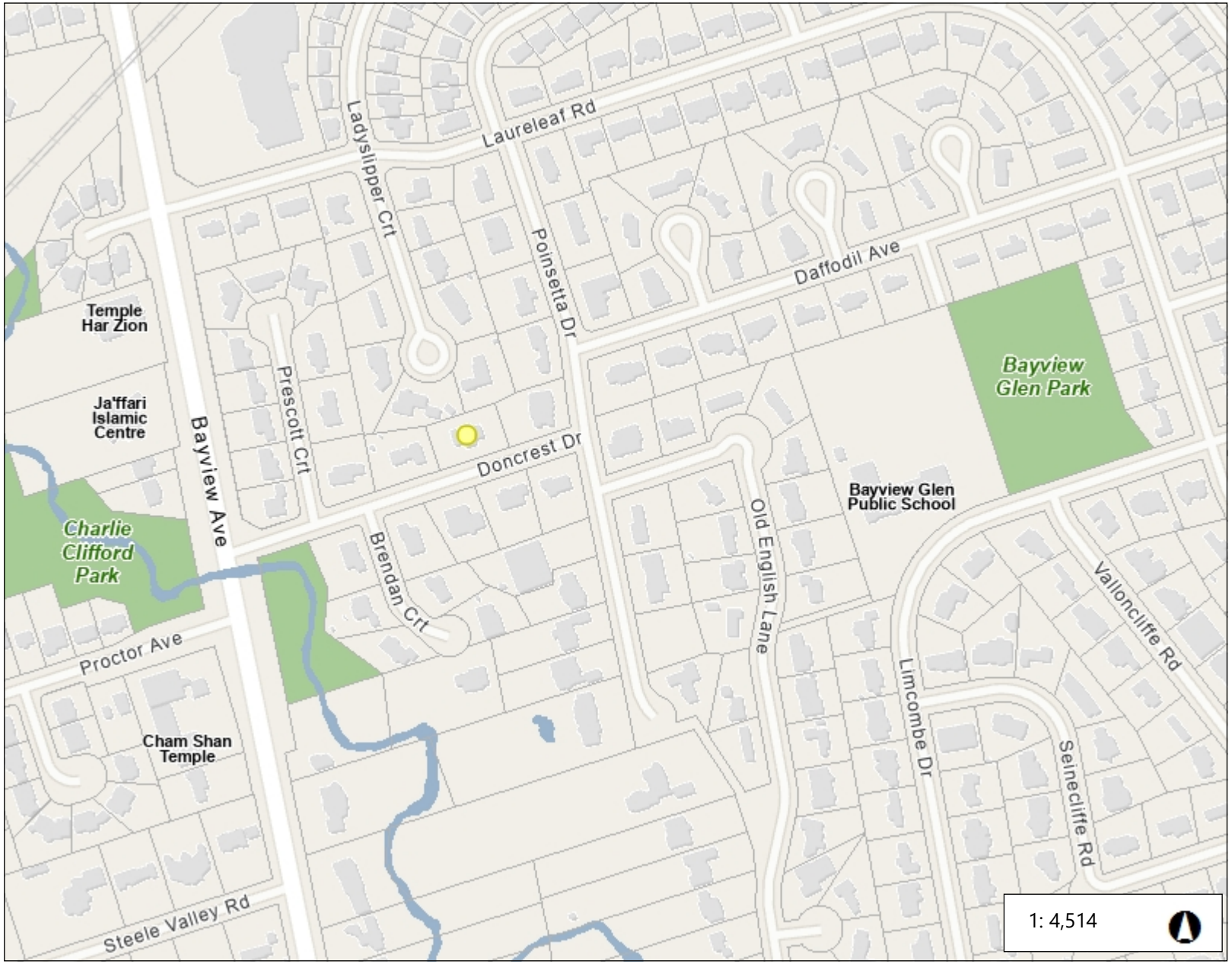
VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

VLADIMIR DOSEN SURVEYING
ONTARIO LAND SURVEYORS
555 DAVISVILLE AVENUE
TORONTO, ONTARIO M4S 1J2
PHONE (416) 466-0440 EMAIL: vladdosen@rogers.com

JOB No: 20597	FIELD BY: KUMAR
FILE: 12-247	DRAWN BY: AT
CAD FILE: 17 DONCREST DRIVE-1	CHECKED BY: VD

APPENDIX “D”
AERIAL MAP: SURROUNDING AREA

Aerial Map: Surrounding Area



Legend

- Parcel
- Parks
  - Under Development
  - <all other values>
- Ontario Road Network
- Ontario Water Body

Notes

229.3 0 114.66 229.3 Meters

NAD_1983_UTM_Zone_17N