

# Memorandum to the City of Markham Committee of Adjustment

February 27, 2024

**File:** A/209/23  
**Address:** 38 Autumn Glow Drive, Markham  
**Applicant:** Eric Hoh  
**Agent:** Donya Abasiliasi  
**Hearing Date:** Wednesday March 6, 2024

The following comments are provided on behalf of the East District Team. The Applicant is requesting relief from the following “Residential Two (R2\*190\*192\*304\*306)” zone requirements of By-law 177-96, as amended, as it relates to two adjoining covered patios, one extending from the existing garage and one extending from the existing dwelling. The variance requested is to permit:

**a) By-law 177-96, Section 7.192.1(b)(iii):**

a rear yard setback of 0.64 metres, whereas the by-law requires a minimum rear yard setback of 5.8 metres;

## BACKGROUND

The application was deferred by the Committee of Adjustment (the “Committee”) at the January 17, 2024 hearing, to provide the Applicant an opportunity to address Committee’s and/or Staff’s concerns (Refer to Minutes – Appendix “D”). In resubmitting the application, the Applicant has not made any changes to the proposal or the requested variance on the basis that Staff’s comments would not support the application regardless of any design changes in constructing two adjoining covered patios, one extending from the existing garage and one extending from the existing dwelling.

## COMMENTS

Staff’s previous comments dated January 11, 2024 (refer to Appendix ‘C’). The requested variance would result in a built form that is not in keeping with the character of the neighbourhood and therefore does not meet the general intent of the zoning by-law. Staff are of the opinion that the requested variance does not meet the four tests of the Planning act and do not support the approval of the application.

## PUBLIC INPUT SUMMARY

No written submissions were received as of February 27, 2024. 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 requested variance does not meet the four tests of the *Planning Act* and recommend the application be denied. 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.

PREPARED BY:



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Hussnain Mohammad, Planner 1, Development Facilitation Office

REVIEWED BY:



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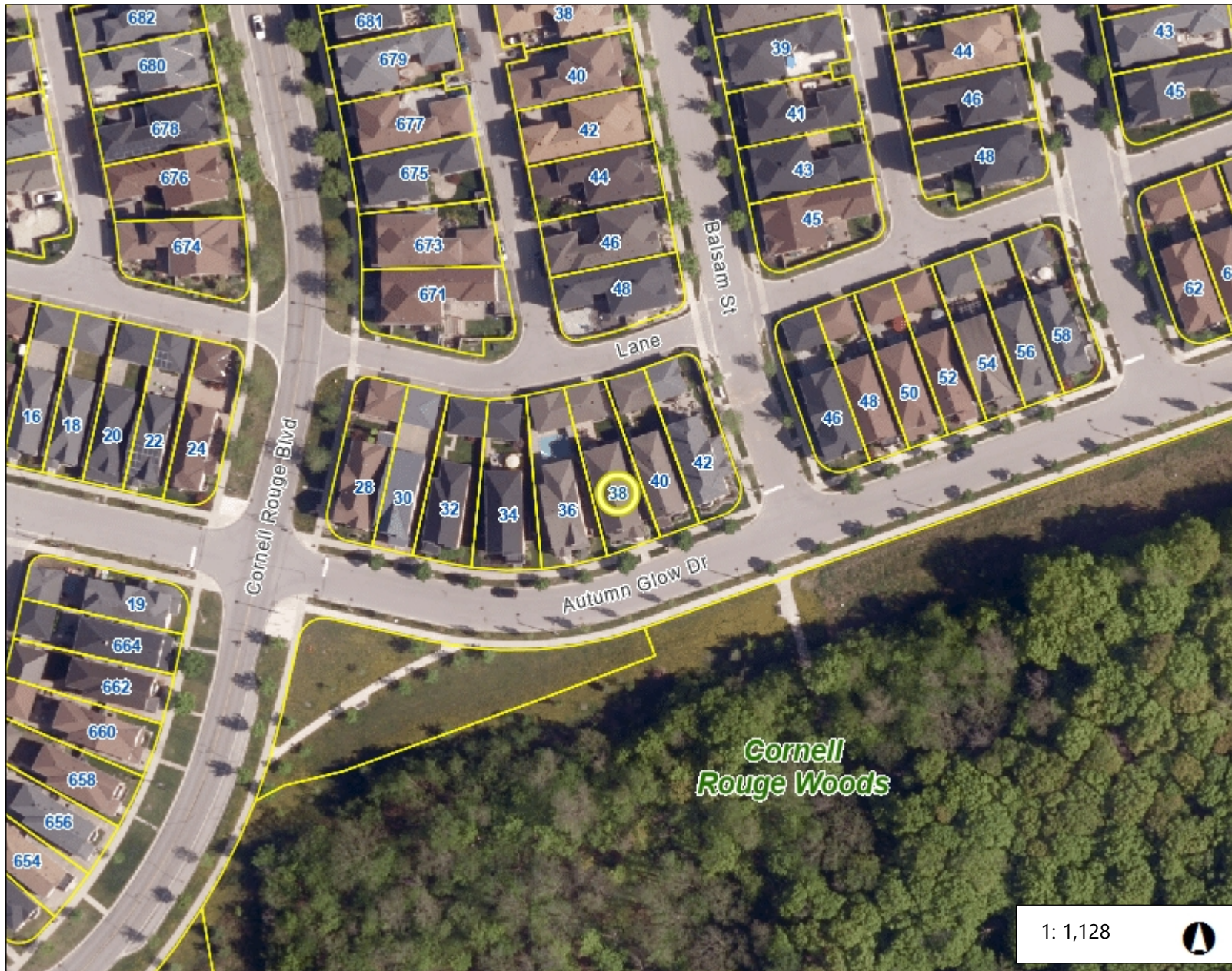
Carlson Tsang, Senior Planner, East District

APPENDICES

Appendix "A" – Aerial Context Photo

Appendix "B" – Plans

Appendix "C" – Staff Report



Legend

Subject Lands

1: 1,128



57.3 0 28.65 57.3 Meters

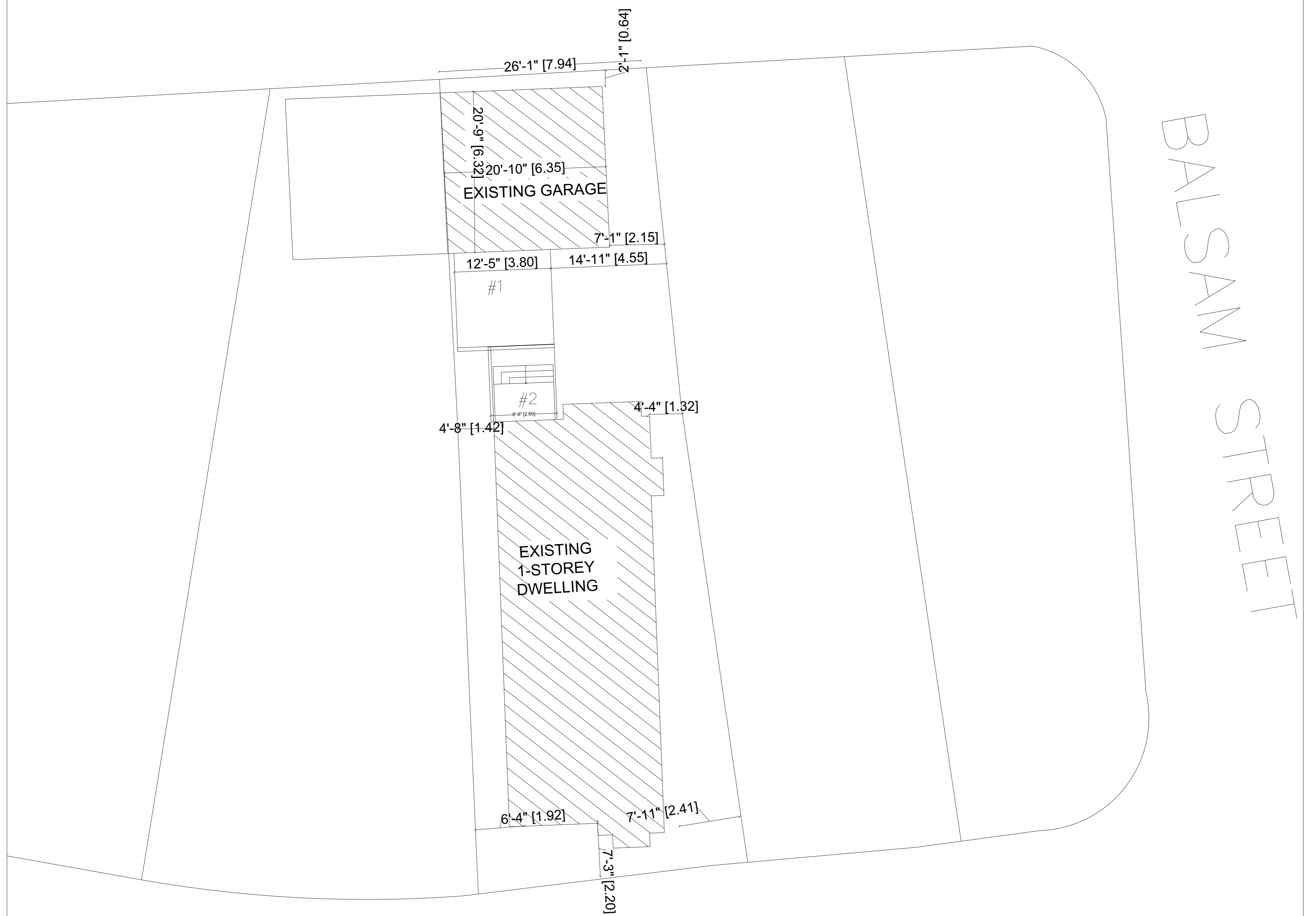
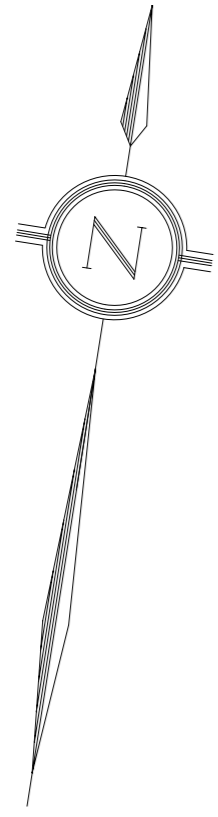
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Notes



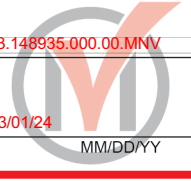
TOWN OF Markham,



BALSAM STREET

AUTUMN GLOW DRIVE

	38 Autumn Glow Dr. Markham, ONTARIO		
	Drawing Title      site plan		
Drawn by <b>BOHA ABASI</b>	Scale 1 : 100	Date OCTOBER 2023	



CONSTRUCTION SPECIFICATIONS

- 1. STUCCO FINISH WALL  
ACRYLIC STUCCO (DUROCK OR APPROVED EQUAL) ON 2" THICK STYROFOAM ON EXTERIOR TYPE SHEATHING 2"x4" WOOD STUDS @ 16" O.C. R 22 BATT INSUL. IN CONTINUOUS CONTACT W/ EXTERIOR SHEATHING CONTINUOUS AIR / VAPOUR BARRIER 1/2" INTERIOR DRYWALL FINISH DOUBLE PLATE @ TOP SOLE PLATE @ BOTTOM
- 2. BRICK (STONE) VENEER WALL:  
4" FACE BRICK OR STONE, 1" AIR SPACE 1"x7" X22GA MTL TIES AT 16" O/C HORIZ. & 24" O/C VERT. 15lb BUILDING PAPER 1/2" EXTERIOR GRADE PLYWOOD 2"x4" WD STUDS AT 16" O/C W/ R22 BATT INSULATION & 6 MIL POLY VAPOUR BARRIER 1/2" INTERIOR DRYWALL FINISH
- 3. PROVIDE WEEP HOLES AT 24" O/C BOTTOM COURSE ONLY & OVER OPENINGS. PROVIDE BASE FLASHING 6" MIN. UP BEHIND BUILDING PAPER
- 4. FOUNDATION WALL: (REFER TO O.B.C. 9.15.3. & 9.15.4.)  
BITUMINOUS DAMPPROOFING ON 10" THICK POURED CONCRETE REINFORCED FDN. WALLS, AS SHOWN.  
PROVIDE PARGING COVERED OVER 28"x 8" POURED CONC. FOOTING TO BEAR ON UNDISTURBED SOIL PROVIDE DRAINAGE LAYER  
- MIN. 3/4" MINERAL FIBRE INSULATION W/ A DENSITY OF NOT LESS THAN 3.6 LB./FT. OR  
- MIN. 4" OF FREE DRAINING GRANULAR MATERIAL OR  
- A B.M.E.C. APPROVED DRAINAGE LAYER MATERIAL
- 5. SILL PLATE  
2"x6" SILL PLATE FASTENED TO FOUNDATION WALL WITH MIN. 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 4" IN CONCRETE @ 7'-10" O/C. MAX. & PROVIDE CAULKING OR GASKET BETWEEN PLATE & FOUNDATION WALL
- 6. FLOOR INSULATION  
CONTINUOUS HEADER JOIST WITH R31 BATT INSULATION, EXTEND VAPOUR / AIR BARRIER & SEAL TO JOIST AND SUBFLOOR
- 7. BASEMENT INSULATION  
2"x4" STUDS @ 16" O/C C.W. R20ci BATT INSULATION, 6MIL POLY VAPOUR BARRIER, 1/2" DRYWALL.
- 8. SLAB ON GROUND  
3" POURED CONCRETE SLAB WITH 3/4" C/TOPPING (3600 PSI CONC. STRENGTH) 4" CRUSHED STONE BELOW (OBC 9.16.2.1) EXTENDED TO FOOTING AROUND THE PERIMETER OF C/SLAB BOND BREAKING MATERIAL SHALL BE PLACED BETWEEN SLAB AND F/WALL
- 9. DRAINAGE  
4" DIA. WEEPING TILE W/ 6" CRUSHED STONE COVER
- 10. ROOF CONSTRUCTION  
20 YEAR ASPHALT SHINGLES ON MIN. 5/8" EXTERIOR PLYWOOD SHEATHING ON APPROVED ROOF TRUSSES OR CONVENTIONAL FRAMING (SEE PLANS) USE 'H' CLIPS IF 24" O.C. SPACING
- 11. OVERHANG CONSTRUCTION  
PREFINISHED ALUMINUM FASCIA, EAVESTROUGH & RAIN WATER LEADERS TO MATCH EXISTING FINISHES. PROVIDE DRIP EDGE AT FASCIA & VENTED SOFFIT EXTEND DOWNSPOUTS TO GRADE LEVEL
- 12. ROOF VENTILATION  
1:150 OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTED.
- 13. EAVES PROTECTION  
EAVES PROTECTION MEMBRANE TO EXTEND FROM THE EDGE OF THE ROOF, 36" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INTERIOR FACE OF THE EXTERIOR WALL
- 14. CEILING CONSTRUCTION  
5/8" INTERIOR DRYWALL FINISH CONTINUOUS AIR / VAPOUR BARRIER W/ MINIMUM R 60 BATT INSULATION
- 15. WALL INSULATION  
CARRY MIN. R22 INSULATION TO COVER THE INTERIOR FACE OF THE EXTERIOR WALL
- 16. FLOOR CONSTRUCTION  
3/4" T&G PLYWOOD SUBFLOOR FLOOR JOISTS @ 16" O/C. FLOOR JOISTS BRIDGED W/ CONTINUOUS 1"x3" STRAPPING OR 2 ROWS OF 2"x2" CROSS BRIDGING OR SOLID BLOCKING
- 17. INTERIOR STUD PARTITION  
1/2" DRYWALL FINISH BOTH SIDES OF 2"x4" OR 2"x6" WOOD STUDS @ 16" O/C 2 TOP PLATES & 1 BOTTOM PLATE PROVIDE SOUND ATTENUATION INSULATION IN BATHROOM WALLS & WHERE INDICATED ON PLAN
- 18. MECHANICAL VENTILATION  
PROVIDE MIN. 1 AIR CHANGE PER HOUR IN ROOMS SPECIFIED TO BE MECHANICALLY VENTED 80 CFM FOR BATH PRIMARY VENTS
- 19. STAIRS INTERIOR/EXTERIOR  
MAXIMUM RISE = 7 7/8"  
MINIMUM RISE = 4 7/8"  
MINIMUM RUN = 8 1/4"  
MAXIMUM RUN = 14"  
MINIMUM TREAD = 10 1/2"  
MAXIMUM TREAD = 14"  
MAXIMUM NOSING = 1"  
MINIMUM WIDTH = 2'-10"  
MINIMUM HEADROOM = 6'-5"

- 20. GUARDS  
INTERIOR LANDINGS = 2'-11"  
EXTERIOR BALCONY = 3'-6"  
INTERIOR STAIRS = 2'-11"  
EXTERIOR STAIRS = 2'-11"  
MAX. BETWEEN PICKETS = 4"  
GUARD HEIGHT IF DECK TO GRADE IS:  
GREATER THAN 5'-11" = 3'-6"  
5'-11" OR LESS = 2'-11"  
NO MEMBER OR ATTACHMENT BETWEEN 4" & 2'-11" HIGH SHALL FACILITATE CLIMBING
- 21. ATTIC ACCESS  
PROVIDE ATTIC ACCESS MIN. 20"x 28" W/ INSULATION & WEATHER STRIPPING
- 22. INSTALL A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA-6.19 OR UL 2034
- 23. PROVIDE SOLID BEARING ON MASONRY FOR BEAMS AND /OR COLUMNS
- 24. GARAGE CEILING:  
3/4" T&G PLYWOOD SUBFLOOR 6 MIL POLY VAPOUR BARRIER 2"x10" WD JOISTS (SEE PLAN FOR SPACING) W/R31 BATT INSUL. & 5/8" GYPSUM BOARD (SMOKE PROOF JOINTS)
- 25. GARAGE SLAB:  
4" CONC. SLAB W/6x6 W.W.M. ON 6" CRUSHED STONE (COMPACTED) CONC. STRENGTH 28MPa AT 28 DAYS W/5-8% AIR ENTRAINMENT
- 26. GRADE  
SLOPE GRADE AWAY FROM BUILDING FACE & PROVIDE SEMI-SOLID BLOCK COURSE AT OR BELOW GRADE LEVEL

NOTES

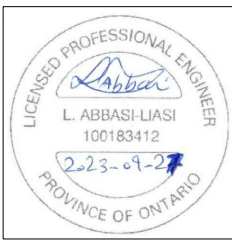
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER OR DESIGN ENGINEER AS APPLICABLE.
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
5. THE DRAWINGS ARE NOT FOR CONSTRUCTION DRAWINGS. THE DRAWINGS HAVE BEEN ISSUED FOR PERMIT ONLY.

STRUCTURAL NOTES

1. The floor LL = 40 psf (1.9 kPa), Roof LL = 23.39 psf (1.12 kPa) + Snow accumulation
2. The floor and roof DL = 15.00 psf (0.71 kPa)
3. All footings must be carried down to the undisturbed soil capable of sustaining bearing pressure of 2000 PSF minimum (to be confirmed on the site by a Soil Engineer)
4. Concrete construction shall adhere to CAN/CSA-A23.1 requirements.
5. Concrete for the footings and the slab-on-grade shall have compressive strength of 30MPa at 28 days
6. Reinforcing steel to be CSA G 30.18-M1992 deformed bars - Grade 400
7. Masonry construction to conform to CSA A371-94.
8. Use min. 20MPa block units and Type S mortar.
9. Grout solid all the voids in existing masonry and at new reinforced concrete blocks
10. All new wood shall be S-P-F No.2 Grade minimum.
11. All wood connectors to be by
12. Erection of Structural Composite Lumber, MICROLAM LVL or 2.0E ES PARALLAM PSL must conform to Suppliers specifications
13. All new structural steel to be G40.21-M 300W & 350W for HSS members
14. Fabrication and erection steel shall be carried out in accordance with CAN/CSA-S16.1-94.
15. Provide solid bearing on existing concrete or masonry for steel beams and columns
16. Wherever it becomes necessary to cut or interfere in any manner with existing equipment or services, the work must be co-ordinated with the Owner
17. All new work must conform to the Ontario Building Code Requirement.

GENERAL STRUCTURAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH ONTARIO BUILDING CODE 2012 EDITION.  
DESIGN OF O.B.C. PART 9 MEMBERS IS IN ACCORDANCE WITH THE FOLLOWING LOADING:  
2ND FLOOR LOADING:  
LL - 40.0 PSF  
DL - 15.0 PSF  
GROUND FLOOR LOADING  
LL - 40.0 PSF  
DL - 15.0 PSF  
MIN. LL DEFLECTION = L/360
2. DRAWINGS SHALL NOT BE SCALED.
3. FOOTINGS SHALL BE POURED ON UNDISTURBED SOIL. EXTERNAL FOOTINGS SHALL BE ERRECTED 4"-0" MINIMUM BELOW GRADE.  
DESIGN BEARING CAPACITY - 150 KPa (3000 PSF)  
EXISTING BEARING CAPACITY - NOT KNOWN.  
THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE DESIGN BEARING CAPACITY AND REPORT TO THE ENGINEER OF ANY DISCREPANCIES.
4. CONCRETE SHALL BE F'c = 25 MPa. CONSTRUCTION JOINTS SHALL BE LEFT ROUGH.
5. ALL CONCRETE CONSTRUCTION, WORKMANSHIP AND MATERIALS NOT NOTED IN PART 9 OF THE O.B.C. SHALL BE IN ACCORDANCE WITH CAN/CSA-A23.1 ALL REINFORCEMENT SHALL BE DEFORMED BARS C.S.A. G30.12 WITH Fy=400 MPa. EXTEND CONTINUOUS BARS INTO INTERSECTING MEMBERS FOR A DISTANCE OF 36 BAR DIAMETERS AND BENT IF REQUIRED. PROVIDE CONCRETE COVER FOR REINFORCEMENT AS REQUIRED BY O.B.C. AND IN ACCORDANCE WITH CAN/CSA-A23.1
6. ALL STRUCTURAL STEEL SHALL BE C.S.A. G40.21 GRADE 44W. HSS SECTIONS SHALL BE G40.21-50W. FABRICATION, CONNECTION DESIGN AND WELDING SHALL CONFORM TO CAN/CSA-S16.1/94 AND W59-M1989.
7. MINIMUM BEARING OF STRUCTURAL MEMBERS ON MASONRY SHALL BE AS FOLLOWS:  
CONCRETE AND STEEL BEAMS 8"  
CONCRETE SLABS 4"  
O.W.S.J. 4"  
WOOD BEAMS AND JOISTS 4"  
BEARING PLATES SHALL BEAR ON 3 COURSES OF 1/2" SOLID MASONRY WHICH SHALL EXTEND A MINIMUM OF 8" FROM EACH SIDE OF THE PLATE.  
ALL BEAMS SHALL BE ONLY TOP BEARING ON STEEL COLUMNS.
8. MASONRY:  
MORTAR SHALL BE TYPE "S" OR BETTER WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI. AT 28 DAYS. (TYP. U/N NOTED ON SECTIONS AND DETAILS)  
CONCRETE BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OVER NET AREA IN ACCORDANCE WITH TABLE 9.20.2.7. AS PER PART 9 OF O.B.C. (TYP. U/N NOTED ON SECTIONS AND DETAILS)
9. REINFORCED MASONRY:  
MORTAR SHALL BE TYPE "S" OR BETTER WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.  
CONCRETE BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2950 PSI OVER NET AREA OF BLOCK.  
FILL CELLS CONTAINING REINFORCEMENT SOLID WITH GROUT. GROUT SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. LAP REINFORCING BARS 48 BAR DIAMETERS MINIMUM UNLESS OTHERWISE INDICATED ON PLANS.
10. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AT THE SITE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THIS OFFICE OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
11. FABRICATED ITEMS WHICH FABRICATION AND DESIGN IS NOT PRESCRIBED IN PART 9 OF THE O.B.C. SHALL BE PREENGINEERED AND DESIGNED IN ACCORDANCE WITH PART 4 OF THE O.B.C. SHOP DETAILS, DRAWINGS AND DIAGRAMS OF THESE ITEMS SHALL BE SUBMITTED TO THIS OFFICE FOR REVIEW PRIOR TO FABRICATION. THESE DRAWINGS SHALL BE SEALED BY A P. ENG. OF ONTARIO RESPONSIBLE FOR THE DESIGN OF THESE ITEMS AND CLEARLY INDICATE THE METHOD OF CONNECTION OF THESE ITEMS TO THE STRUCTURE. THESE ITEMS SHALL INCLUDE STRUCTURAL STEEL, REINFORCING BARLISTS, CONNECTIONS BETWEEN WOOD MEMBERS AS PER HANGER SCHEDULE AND PRECAST ELEMENTS.
11. ALL FRAMING LUMBER SHALL BE SPF#2 UNLESS NOTED.
12. PLYWOOD SHALL BE 5/8" T&G UNLESS NOTED. PROVIDE EXTERIOR GRADE PLYWOOD WHERE REQUIRED BY O.B.C.
13. ALL THE JOISTS AND BEAMS LOCATED AT THE SAME ELEVATION SHALL BE CONNECTED WITH JOIST HANGERS. ALL MEMBER CONNECTIONS SHALL MEET THE MINIMUM REQUIREMENTS AS OUTLINED IN PART 9 OF THE ONTARIO BUILDING CODE, UNLESS STRONGER CONNECTIONS ARE SPECIFIED.
14. ALL WOOD POSTS SHALL BE AS PER WOOD POST SCHEDULE.  
PROVIDE POST P1 AT ALL WOOD LINTEL BEARINGSS UNLESS NOTED OTHERWISE ON PLANS.  
ALL WOOD POSTS SHALL BE CONT'S FROM FOOTINGS OR FOUNDATION WALLS TO U/S SUPPORTED BEAMS OR TRUSSES. PROVIDE SOLID BLOCKING AT DISCONTINUITIES SUCH AS FLOOR SPACES. (TYP. AT ALL WOOD POST LOCATIONS)  
PROVIDE 100 % SOLID BEARING U/S ALL POSTS AT BEARING. POSTS SHALL BEAR ON MINIMUM OF 3 COURSES OF SOLID MASONRY WHICH SHALL EXTEND A MINIMUM OF 8" FROM EACH SIDE OF THE PLATE OR SOLID CONCRETE.
15. HANGER SIZES SHALL BE AS PER HANGER SCHEDULE.  
THE HANGERS NOTED ABOVE ARE FOR INDICATION OF LVL PLIES AND CONNECTION SHEAR FORCE CAPACITY ONLY. THE ACTUAL SHAPE OR ANGLE OF CONNECTION BETWEEN MEMBERS SHALL BE SURVEYED AT THE SITE BY THE HANGER DESIGNER.
16. ALL MICRO=LAM BEAMS AND "I" TYPE JOISTS SHALL BE BY TRUS JOIST MACMILLAN OR EQUIVALENT. THE INSTALLATION OF THE MICRO=LAM BEAMS AND "I" JOISTS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION GUIDELINES AND RECOMMENDATIONS.
17. THE LOAD BEARING STUD WALLS SHALL BE 2 X 6 @ 16" O/C SPF #2 LUMBER, TYPICAL UNLESS NOTED. PROVIDE BRIDGING OR BLOCKING AT THE STUD WALLS TO GIVE 8'-0" MAXIMUM UNBRACED LENGTH.
18. THE SPACING AND SIZES OF THE ROOF AND THE FLOOR JOISTS SHALL BE NOTED ON THE PLANS. PROVIDE FULL 2" SOLID BEARING AT THE SUPPORTS.
19. THE DESIGN OF THE STRUCTURAL COMPOSITE LUMBER MEMBERS SHALL CONFORM TO THE CSA STANDARD 086.1-94.  
THE INSTALLATION OF ALL THE STRUCTURAL COMPOSITE LUMBER BEAMS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION GUIDE-LINES AND RECOMMENDATIONS.
20. "I" TYPE JOISTS SHALL BE TJI JOISTS AS NOTED IN THE TRUS JOIST CANADA LTD. DESIGN CATALOGUE OR EQUIVALENT. SEE PLANS FOR THE LOCATION AND THE SPACING OF THE "I" JOISTS. THE INSTALLATION OF ALL "I" TYPE JOISTS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION GUIDE-LINES AND
21. THE DESIGN AND ERECTION OF THE WOOD TRUSSES SHALL CONFORM TO THE CANADIAN STANDARD CSA-086.1-94 AND THE ONTARIO BUILDING CODE.
22. THE TRUSS FABRICATOR SHALL SUBMIT SHOP DRAWINGS AND ERECTION DIAGRAMS TO THIS OFFICE FOR APPROVAL. THE DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER OF ONTARIO.
23. ALL TYPICAL AND NON-TYPICAL TRUSS BEARINGS SHALL BE CLEARLY INDICATED ON THE SHOP DRAWINGS. ALL REACTIONS OF THE TRUSSES AND THE TRUSS GIRDERS TO BE INDICATED ON THE SHOP DRAWINGS. LATERAL FORCES ON EXTERIOR BEARING WALLS ARE NOT ALLOWED.
24. THE ERECTION DIAGRAMS SHALL SPECIFY TEMPORARY AND PERMANENT BRACINGS, PROCEDURES AND METHODS REQUIRED BY THE FRAMING CONTRACTOR TO ERECT THE TRUSSES SUCCESSFULLY.
25. CP1 SHALL BE 14" Ø R.C. PIER TO U/S OF WOOD POSTS OR STEEL COLUMNS IN GARAGE R.W. 6X15M VERTICALS + 10M TIES @ 10" O/C. PROVIDE GALVANIZED COLUMN BASE C8X6 BY MGA CONNECTORS AT WOOD POST ENSURE THAT U/S OF POST IS 6" ABOVE FLOOR EL.
26. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AT THE SITE PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE ASSUMED DESIGN CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN ADDITION THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, METHOD OF ERECTION AND INSTALLATION PROCEDURES OF THE STRUCTURAL MEMBERS INCLUDING THE ERECTION OF STEEL BEAMS SUPPORTING EXISTING JOISTS. THE GENERAL CONTRACTOR SHALL SUBMIT SHORING DETAILS AND DRAWINGS STAMPED BY P. ENG. OF ONTARIO FOR REVIEW INDICATING THE SHORING PROCEDURE AND METHODS HE WILL EMPLOY TO SUPPORT EXISTING STRUCTURE. THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CAUTION AND CARE DURING THE DEMOLITION PROCESS OF THE EXISTING STRUCTURE AND MASONRY WALLS AND BE SOLELY RESPONSIBLE FOR THE SUPPORT OF THE EXISTING STRUCTURE DURING THE DEMOLITION. THE GENERAL CONTRACTOR SHALL CALL THE STRUCTURAL ENGINEER FOR AN INSPECTION PRIOR TO CUTTING EXISTING MEMBERS AND REMOVING EXISTING



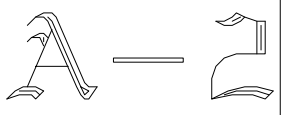
38 Autumn Glow Dr.  
Markham, ONTARIO

Drawing Title GENERAL NOTE

Drawn by **BONGA ABASI**

Scale 1'-0" = 1/8"

Date OCTOBER 2023



# Appendix B

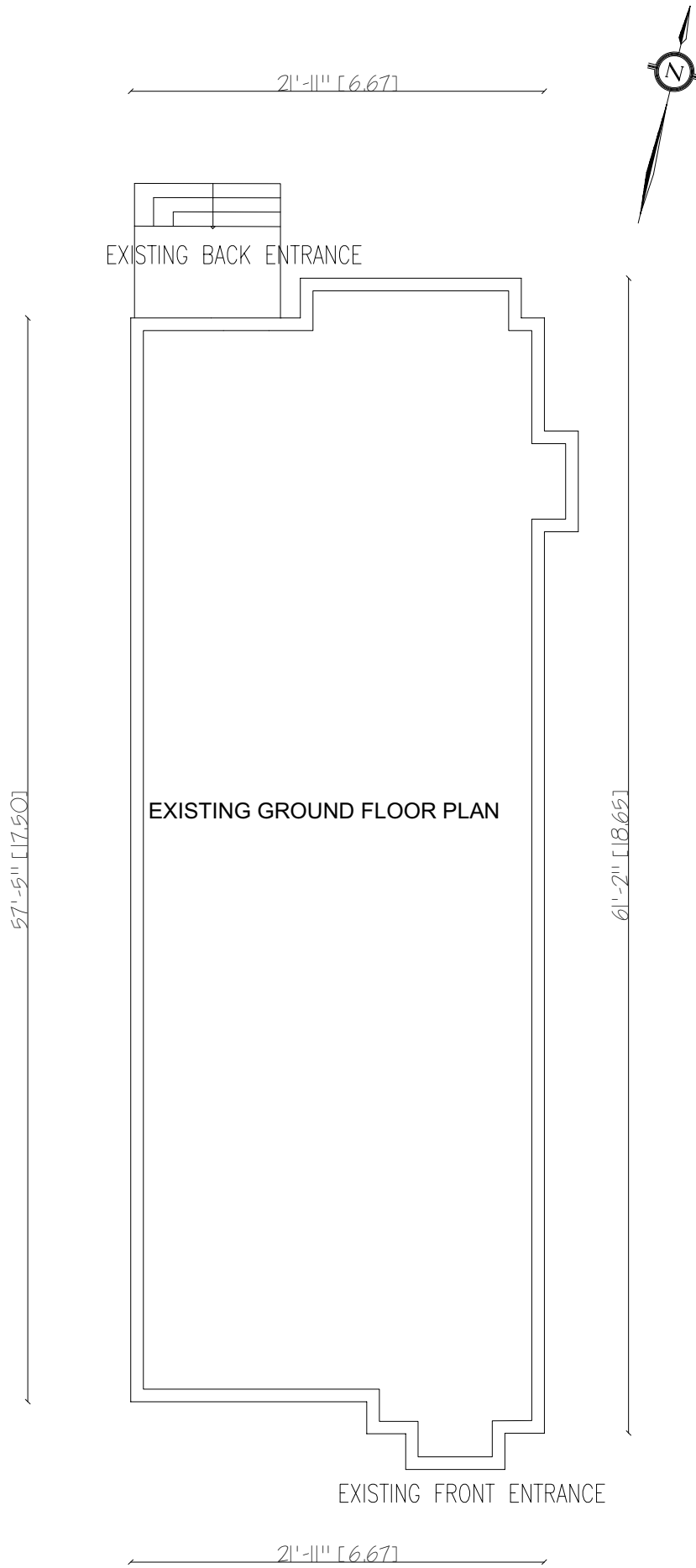
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Date: 03/01/24  
MM/DD/YY

## EXISTING GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"

EXISTING GROUND FLOOR AREA: 1,340 Sqf 124.50 Sqm



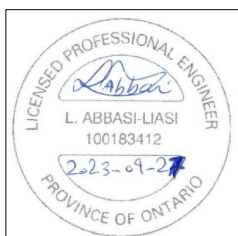
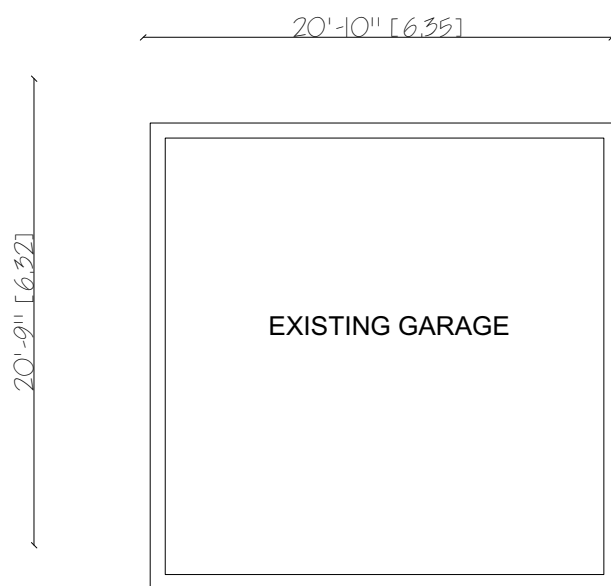
### NOTES

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## EXISTING GARAGE FLOOR PLAN

SCALE 1/8" = 1'-0"

EXISTING GARAGE AREA: 432.29 Sqf 40.16 Sqm



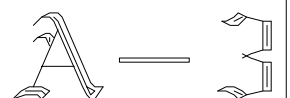
38 Autumn Glow Dr.  
Markham, ONTARIO

Drawing Title **EXISTING GROUND FLOOR PLAN**

Drawn by **HONHA ABASI**

Scale  
1'-0" = 1/8"

Date  
OCTOBER 2023



# Appendix B

File: 23.148935.000.00.MNV

Date: 03/01/24  
MM/DD/YY

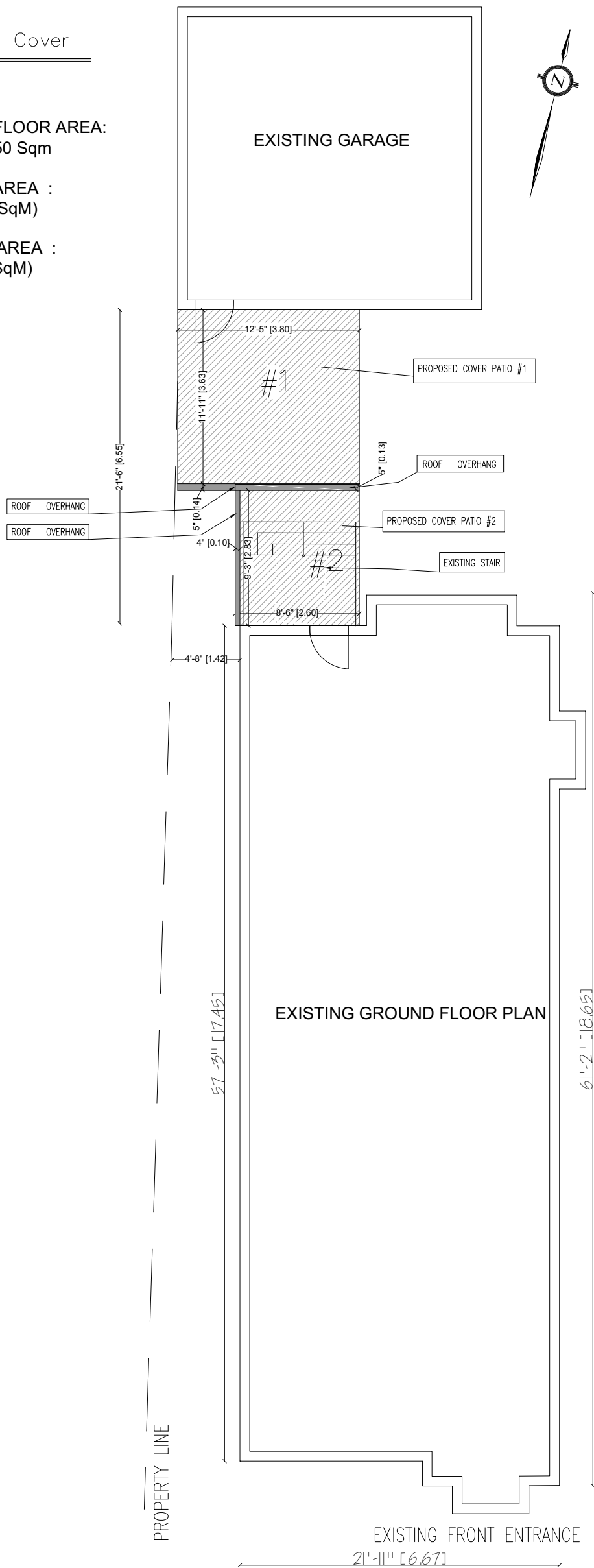
## Proposed Patio Cover

SCALE 1/8" = 1'-0"

EXISTING GROUND FLOOR AREA:  
1,340 SqF 124.50 Sqm

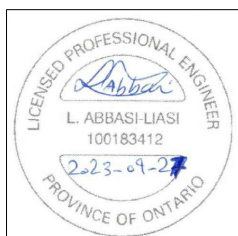
COVER PATIO #1 AREA :  
148.43 SqF (13.78 SqM)

COVER PATIO #2 AREA :  
78.95 SqF (7.33 SqM)



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38 Autumn Glow Dr.  
Markham, ONTARIO

Drawing Title PROPOSED COVER PATIO PLAN

Drawn by **HONGA ABASI**

Scale 1'-0" = 1/8"

Date OCTOBER 2023

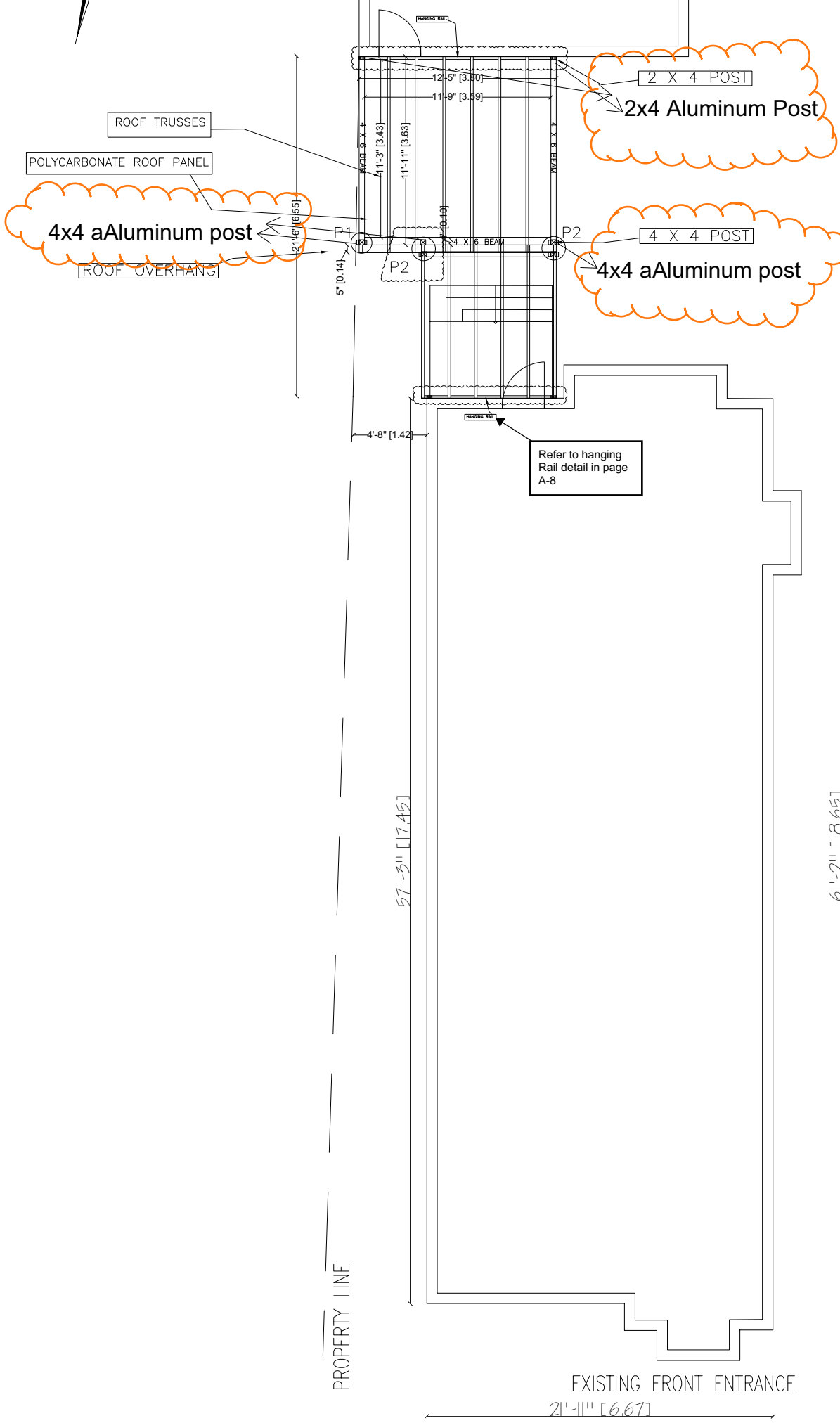
A-4

Proposed Cover Patio #1

SCALE 1/8" = 1'-0"



EXISTING GARAGE



NOTES

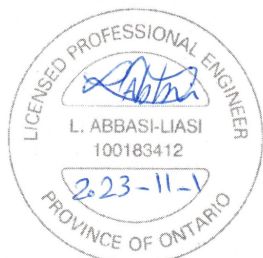
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER OR DESIGN ENGINEER AS APPLICABLE.
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
5. THE DRAWINGS ARE NOT FOR CONSTRUCTION DRAWINGS. THE DRAWINGS HAVE BEEN ISSUED FOR PERMIT ONLY.

FOUNDATION:

1. Bearing capacity assumption 2500 psf (120 KPa) to be verified by geotechnical engineer
2. Concrete Sonotube Footing:
  - P1: 10" SONOTUBE + 16" BIG FOOT
  - P2: 18" SONOTUBE + 24" BIG FOOT

ALUMINUM POST

1. BOLT TO THE EXISTING STRUCTURE. PLEASE NOTE THAT EXIST. STRUCTURE/ STUDS NEED TO BE REINFORCED ACCORDINGLY. CONTRACTOR TO VERIFY AND REPORT ENGINEER OF RECORD.
2. BOLT IT AS PER ATTACHED STAMPED DOCUMENTS. 3/8" BOLT @ 12" WITH 8" EMBEDMENT. FOLLOW AS PER ATTACHED STAMPED DOCUMENTS.
3. FOR OTHER 4X4 POST CONNECTIONS AND PIER SEATS SEE ATTACHED STAMPED DOCUMENTS.
4. PLEASE NOTE THAT ALL FRAMES, BEAM AND 4X4 POST CONNECTION SHOULD BE MOMENT CONNECTION.
5. PLEASE NOTE 4X6 BEAM IS CONTINUOUS OVER 4X4 POSTS. (Aluminum Post)



38 Autumn Glow Dr.  
Markham, ONTARIO

Drawing Title

PROPOSED COVER PATIO #1 PLAN

Drawn by

**L. ABBASI**

Scale

1'-0" = 1/8"

Date

NOVEMBER 01 2023

A-5



# Appendix B

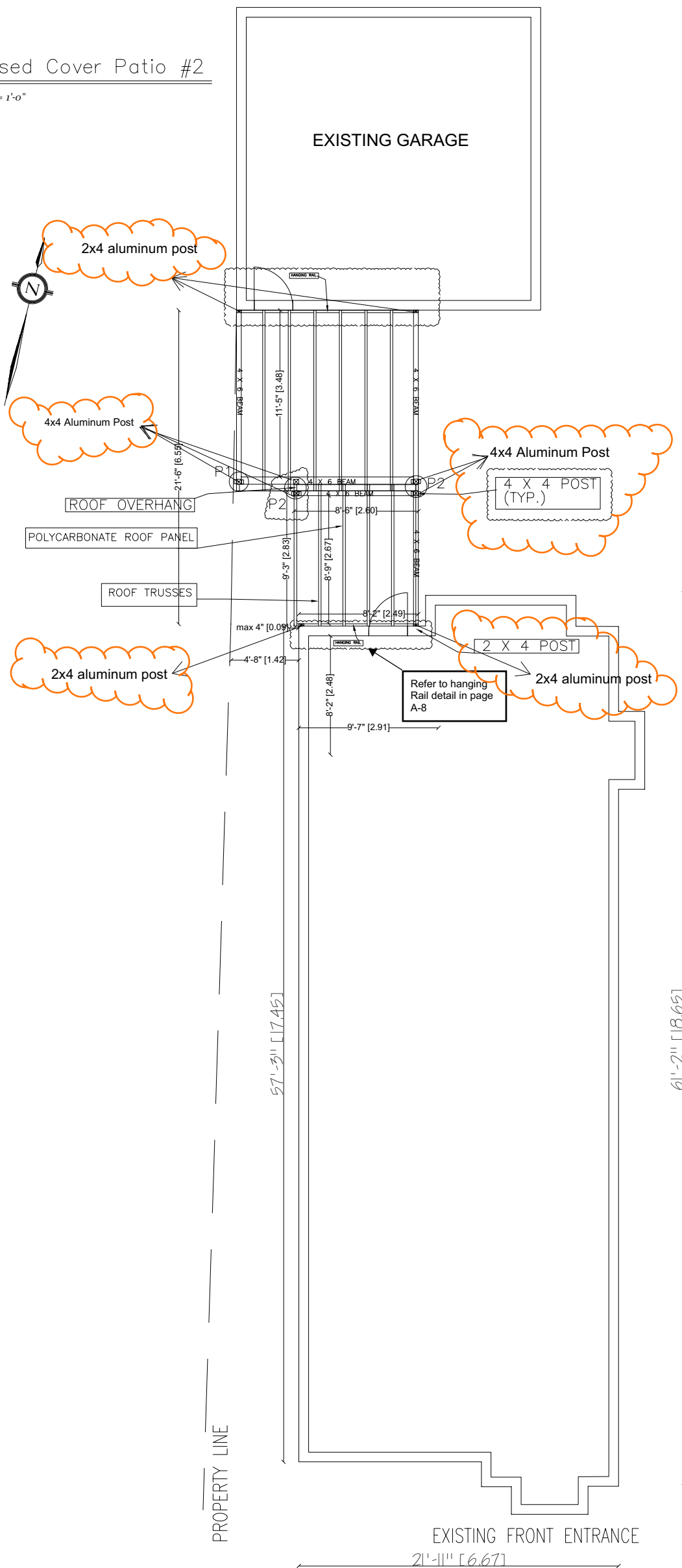
File: 23.148935.000.00.MNV

Date: 03/01/24

MM/DD/YY

## Proposed Cover Patio #2

SCALE 1/8" = 1'-0"



### NOTES

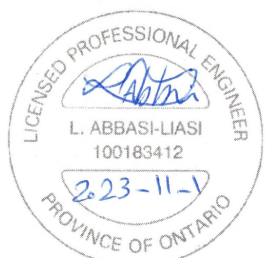
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38 Autumn Glow Dr.  
Markham, ONTARIO

Drawing Title

PROPOSED COVER PATIO #2 PLAN

Drawn by

**HONGA ABASI**

Scale

1'-0" = 1/8"

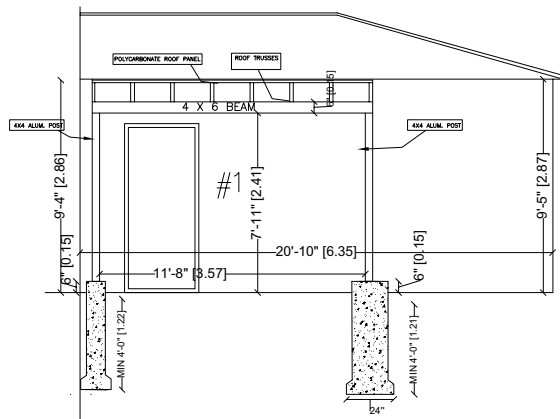
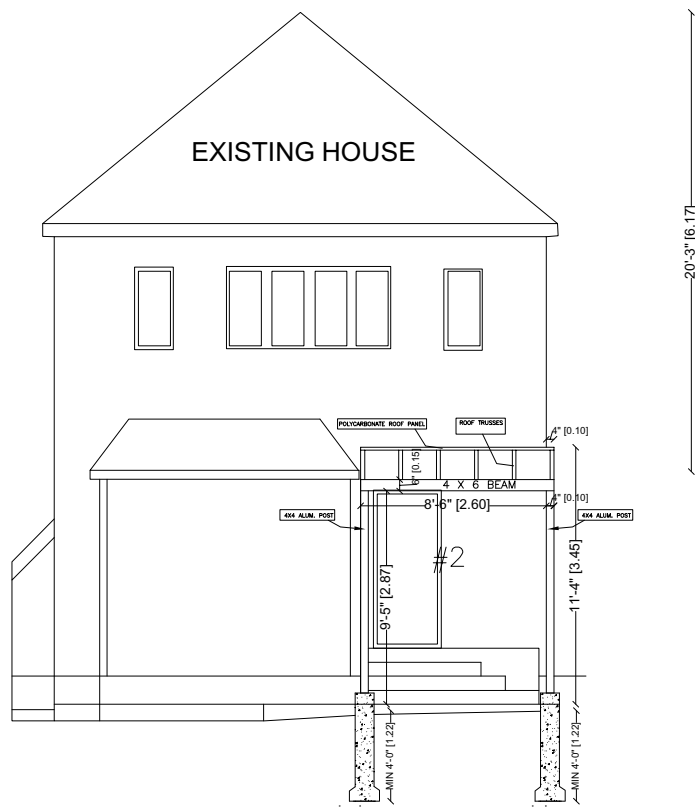
Date

NOVEMBER 01 2023

A - G

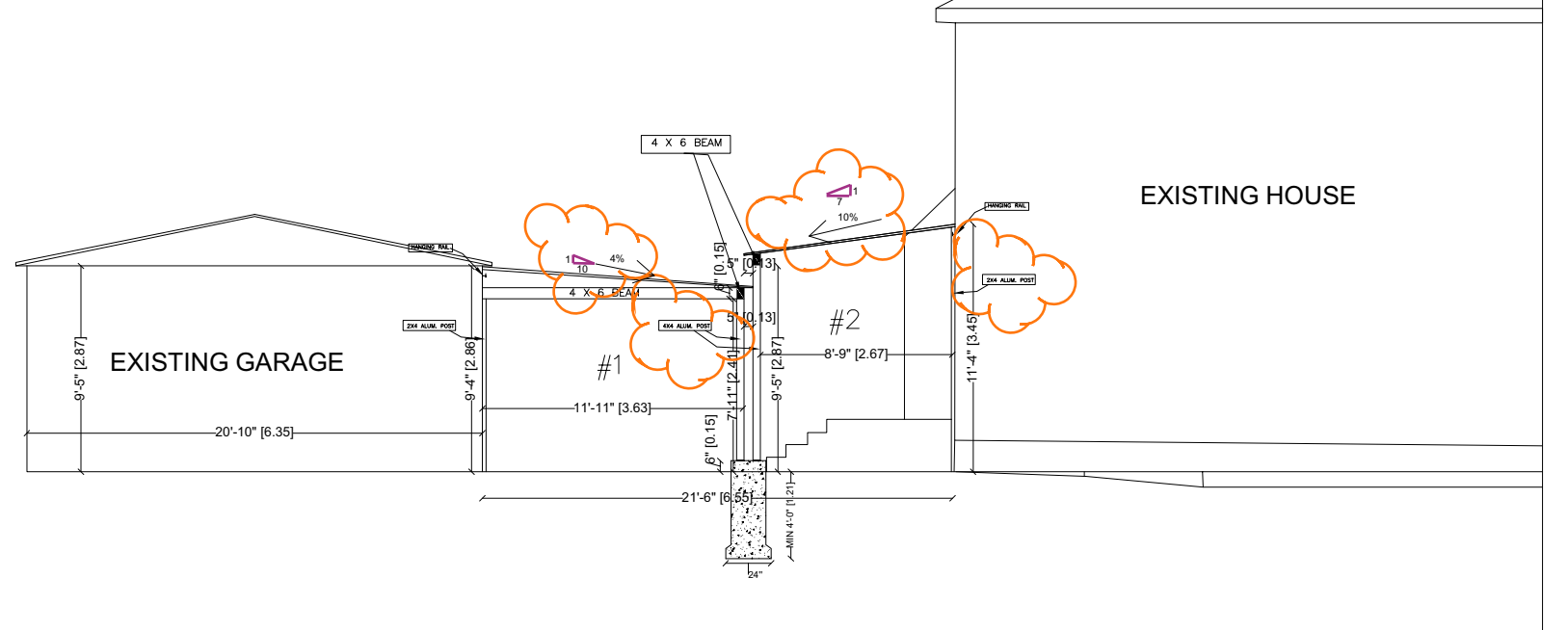
PROPOSED PATIO #1,2 FRONT ELEVATION

SCALE 1/8" = 1'-0"



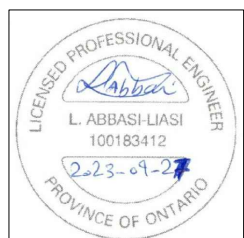
PROPOSED PATIO #1,2 SIDE ELEVATION

SCALE 1/8" = 1'-0"



NOTES

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38 Autumn Glow Dr.  
Markham, ONTARIO

Drawing Title PROPOSED COVER PATIO #1 & #2 ELEVATIONS

Drawn by **BONNY ABAZI**

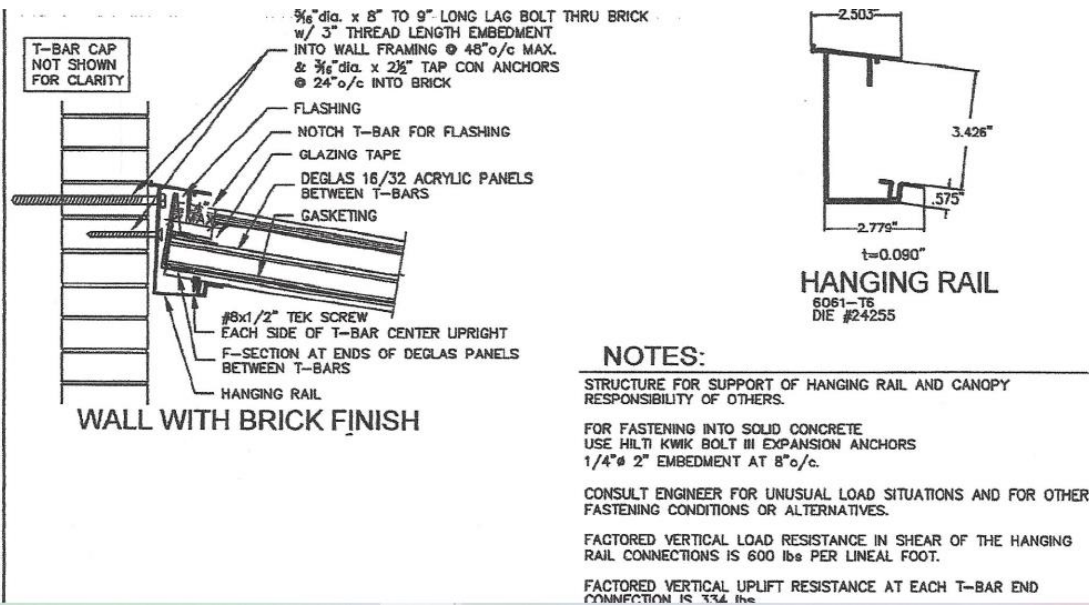
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Date OCTOBER 2023

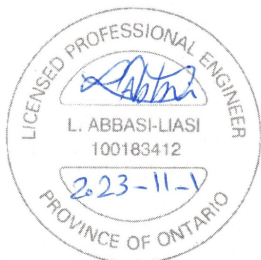
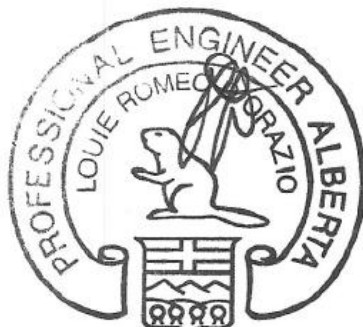
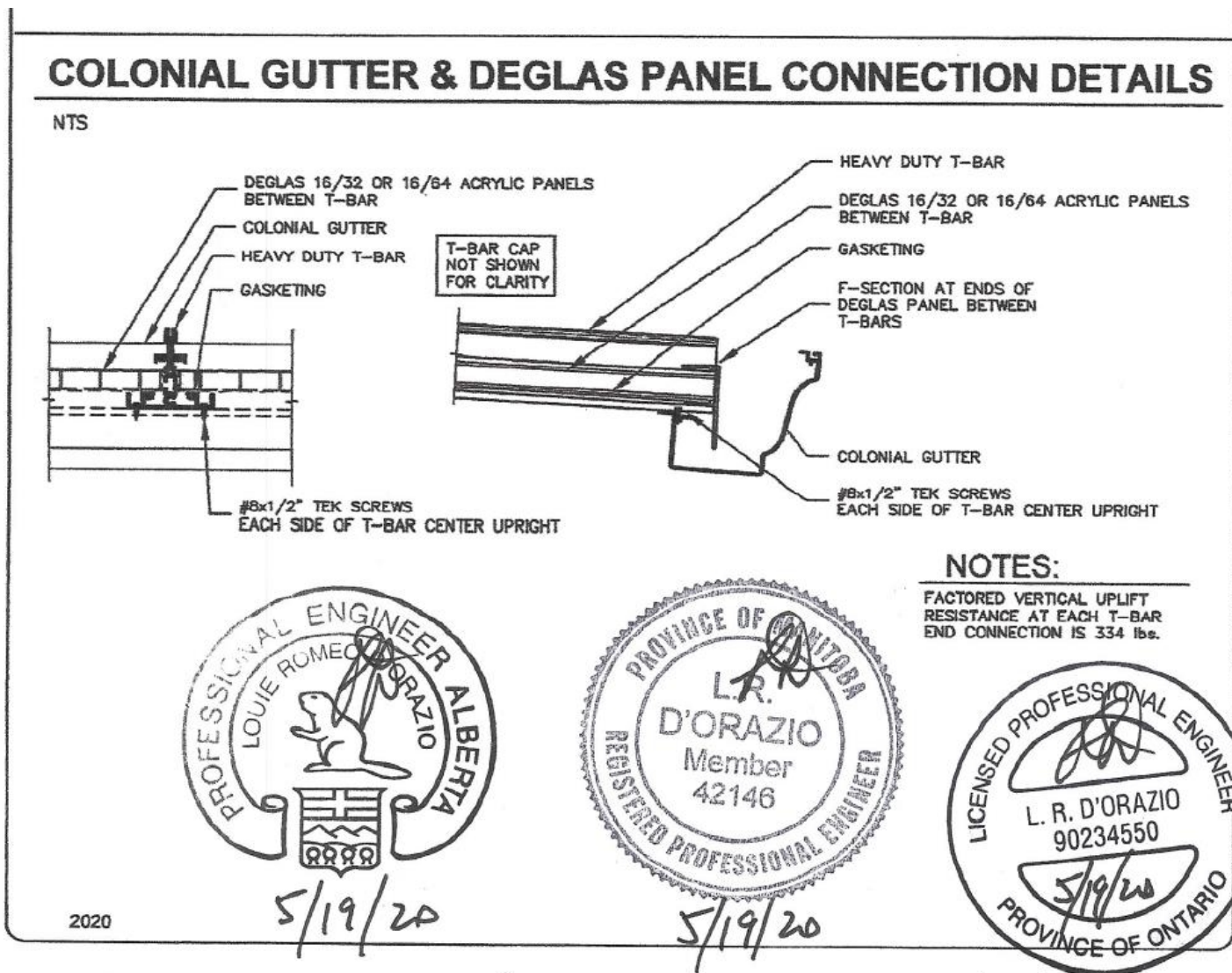
A-7

# Engineering Details:

## Hanging Rail to Brick -



## Gutter -



38 Autumn Glow Dr.  
Markham, ONTARIO

Drawing Title

DETAILS

Drawn by

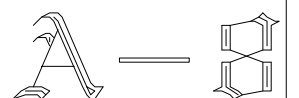
**L. ABBASI-LIASI**

Scale

1'-0" = 1/8"

Date

NOVEMBER 01 2023

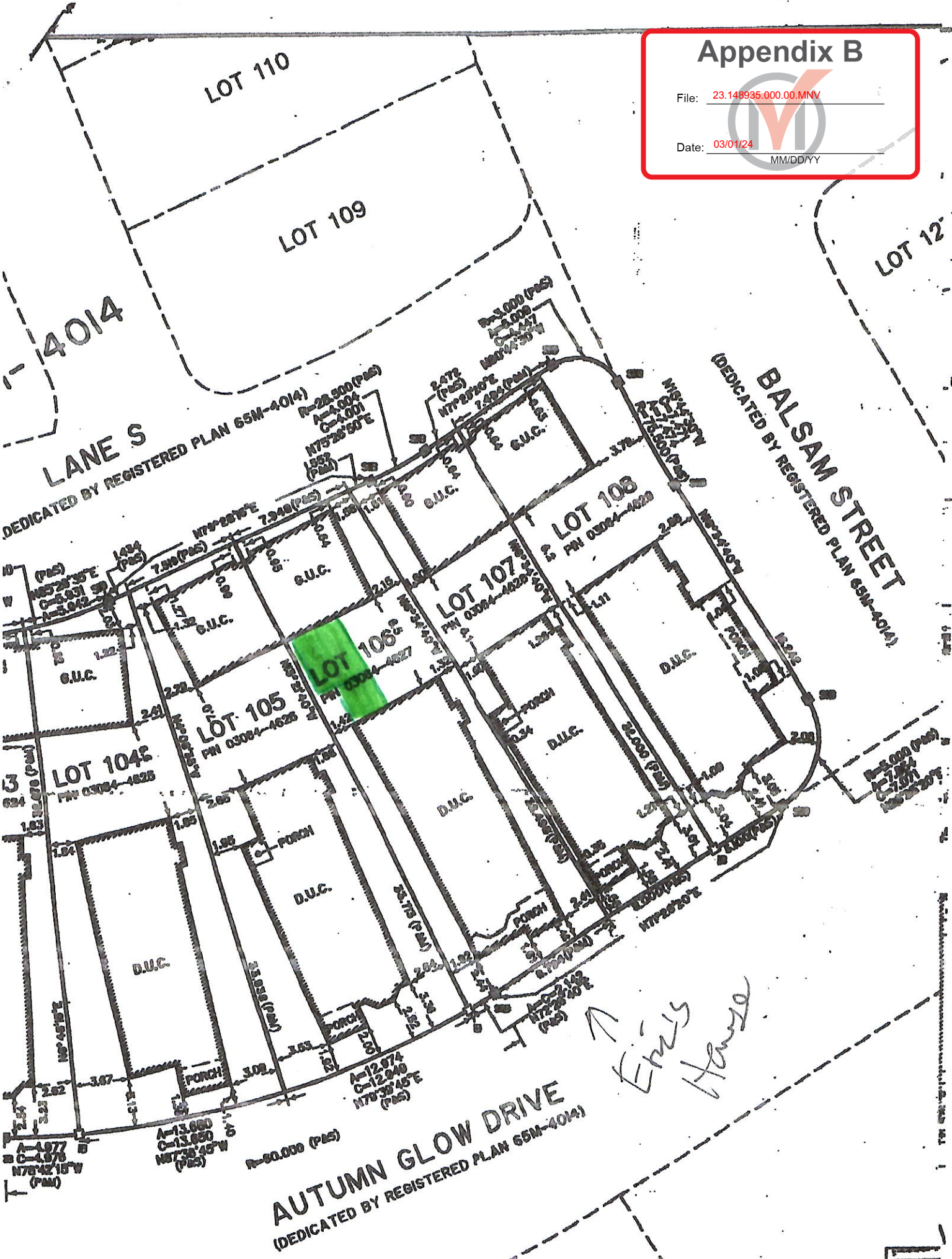
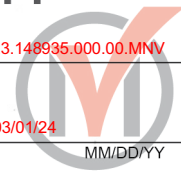




# Appendix B

File: 23.148935.000.00.MNV

Date: 03/01/24  
MM/DD/YY



**AUTUMN GLOW DRIVE**  
(DEDICATED BY REGISTERED PLAN 65M-4014)

*Eris House*



# Memorandum to the City of Markham Committee of Adjustment

January 11, 2024

**File:** A/209/23  
**Address:** 38 Autumn Glow Drive, Markham  
**Owner:** Eric Hoh  
**Agent:** Donya Abasiliasi  
**Hearing Date:** Wednesday, January 17, 2024

The following comments are provided on behalf of the East District Team. The Applicant is requesting relief from the following “Residential Two (R2\*190\*192\*304\*306)” zone requirements of By-law 177-96, as amended, as it relates to two covered patios, one extending from the existing garage and one extending from the existing dwelling. The variance requested are to permit:

**a) By-law 177-96, Section 7.192.1(b)(iii):**

a rear yard setback of 0.64 metres, whereas the by-law requires a minimum rear yard setback of 5.8 metres.

## **BACKGROUND**

### **Property Description**

The 311 m<sup>2</sup> (3,347 ft<sup>2</sup>) Subject Lands are located on the north side of Autumn Glow Drive, east of Balsam Street, and generally west of Cornell Rouge Boulevard (refer to Appendix “A” – Aerial Photo). The Subject Lands are located within an established residential neighbourhood comprised of two-storey detached dwellings. There is an existing 268.76 m<sup>2</sup> (2,892.91 ft<sup>2</sup>) two-storey detached dwelling on the Subject Lands which was constructed in 2008, according to assessment records. The neighbourhood is characterized by homes with detached garages.

### **Proposal**

The Applicant is proposing to construct two covered patios, one extending from the existing garage and one extending from the existing dwelling with a total gross floor area of 21.11 m<sup>2</sup> (227.23 ft<sup>2</sup>), as shown in Appendix “B”. This would result in attaching the existing house to the detached garage.

### **Official Plan and Zoning**

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

The Subject Lands are designated “Residential Low Rise”, which permits low rise housing forms including single detached dwellings. Section 8.2.3.5 of the Official Plan outlines development criteria for the “Residential Low Rise” designation with respect to height, massing and setbacks. The purpose of this development criteria is to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street. In considering applications for development approval in a “Residential Low Rise” area, which includes variances, infill development is required to meet the general intent of these development criteria. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways. Planning staff have had regard for the requirements of the infill development criteria in the preparation of the comments provided below.

### Zoning By-Law 177-96, as amended

The Subject Lands are zoned “Residential Two (R2\*190\*192\*304\*306)” under By-law 177-96, as amended, which permits single detached dwellings. The proposed development does not comply with the by-law requirement with respect to the rear yard setback.

### **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, “*because the rear side set back is from the existing garage*”.

### **Zoning Preliminary Review (ZPR) Not Undertaken**

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. However, the Applicant has received comments from the building department through their permit process (HP 23 143542) to confirm the variances required for the proposed development.

### **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; and
- d) The general intent and purpose of the Official Plan must be maintained.

### **Reduction in Rear Yard Setback**

The Applicant is requesting relief to permit a minimum rear yard setback of 2.10 feet (0.64 metres), whereas the By-law requires a minimum rear yard setback of 19.03 feet (5.80 metres). This represents a reduction of approximately 16.93 feet (5.16 metres). The variance is entirely attributable to the rear covered porch and existing garage (which extends to 36 Autumn Glow Drive).

Staff consider the requested variance to be substantial with a rear yard setback reduction of approximately 16.93 feet (5.16 metres) and that the variance is not minor in nature. Staff’s opinion on the proposed development is that it does not meet the existing character of the neighbourhood. The neighbourhood was designed with the intent to have rear garages detached from the main dwelling. In addition, the outdoor amenity space will be reduced. This variance is undesirable as it would be the first of this nature and is not in keeping with the character of the neighbourhood.

The proposed development does meet the general intent and purpose of the Zoning By-law, as By-law 177-96, was written with regard to keep performance standards such as rear yard setbacks consistent based on the development typology and built form.

The proposed development does meet the general intent and purpose of the Official Plan, where Residential Low Rise neighbourhoods are to experience minimal changes in the future. The proposal consists of two covered porches connecting the existing dwelling and the existing rear garage which represents a substantial change in the

physical character of the established neighbourhood, resulting in Staff's opposition and it being undesirable.

Staff are not in support of the proposed covered porches, and are of the opinion that the requested variance does not meet the four tests for Minor Variance under the Planning Act.

### **PUBLIC INPUT SUMMARY**

No written submissions were received as of January 11, 2024. 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 requested variance does not meet the four tests of the *Planning Act* and recommend the application be denied. 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.

PREPARED BY:



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Hussnain Mohammad, Planner 1, Development Facilitation Office

REVIEWED BY:



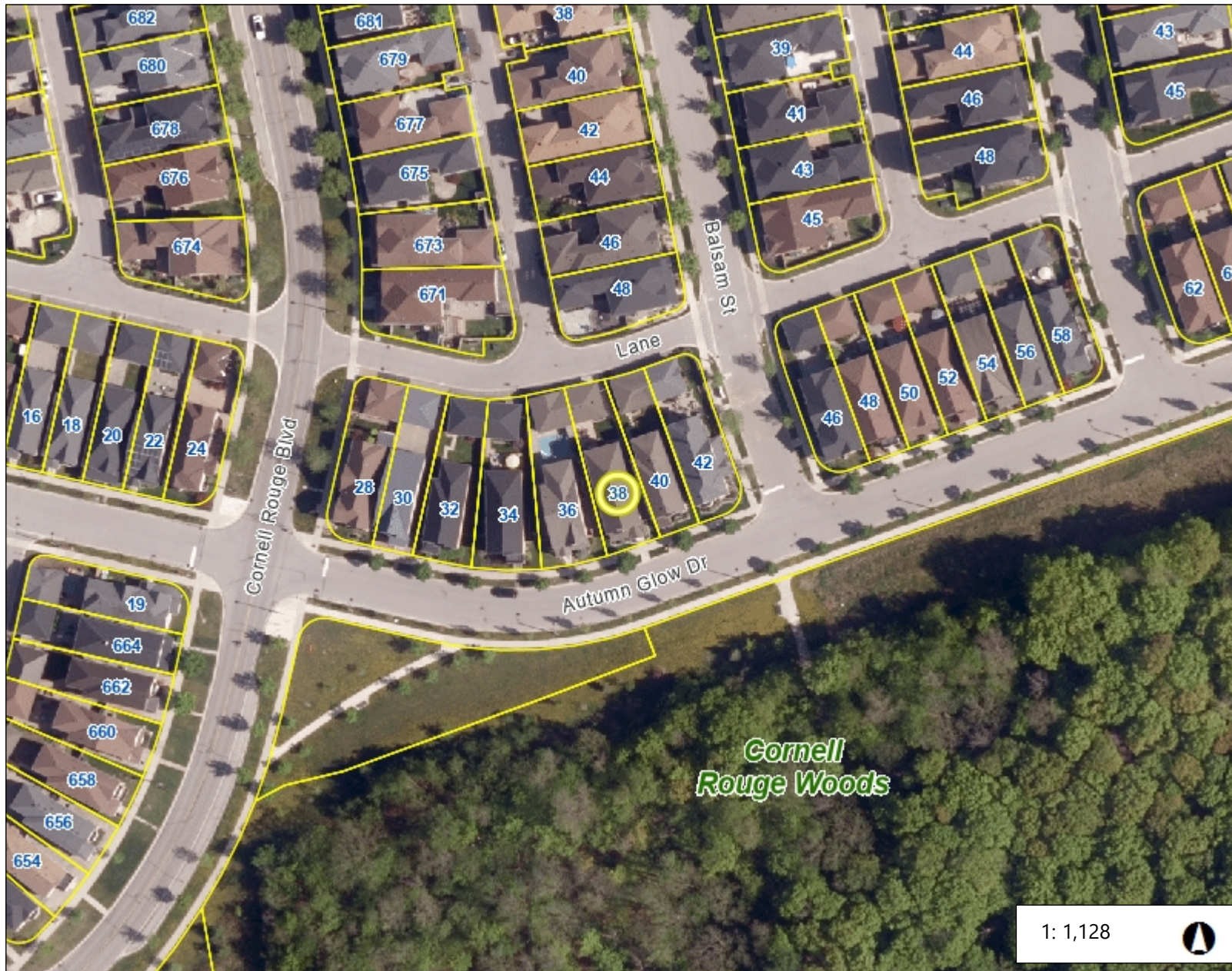
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Stacia Muradali, Development Manager, East District

### **APPENDICES**

Appendix "A" – Aerial Context Photo

Appendix "B" – Plans



Legend

Subject Lands

1: 1,128



57.3 0 28.65 57.3 Meters

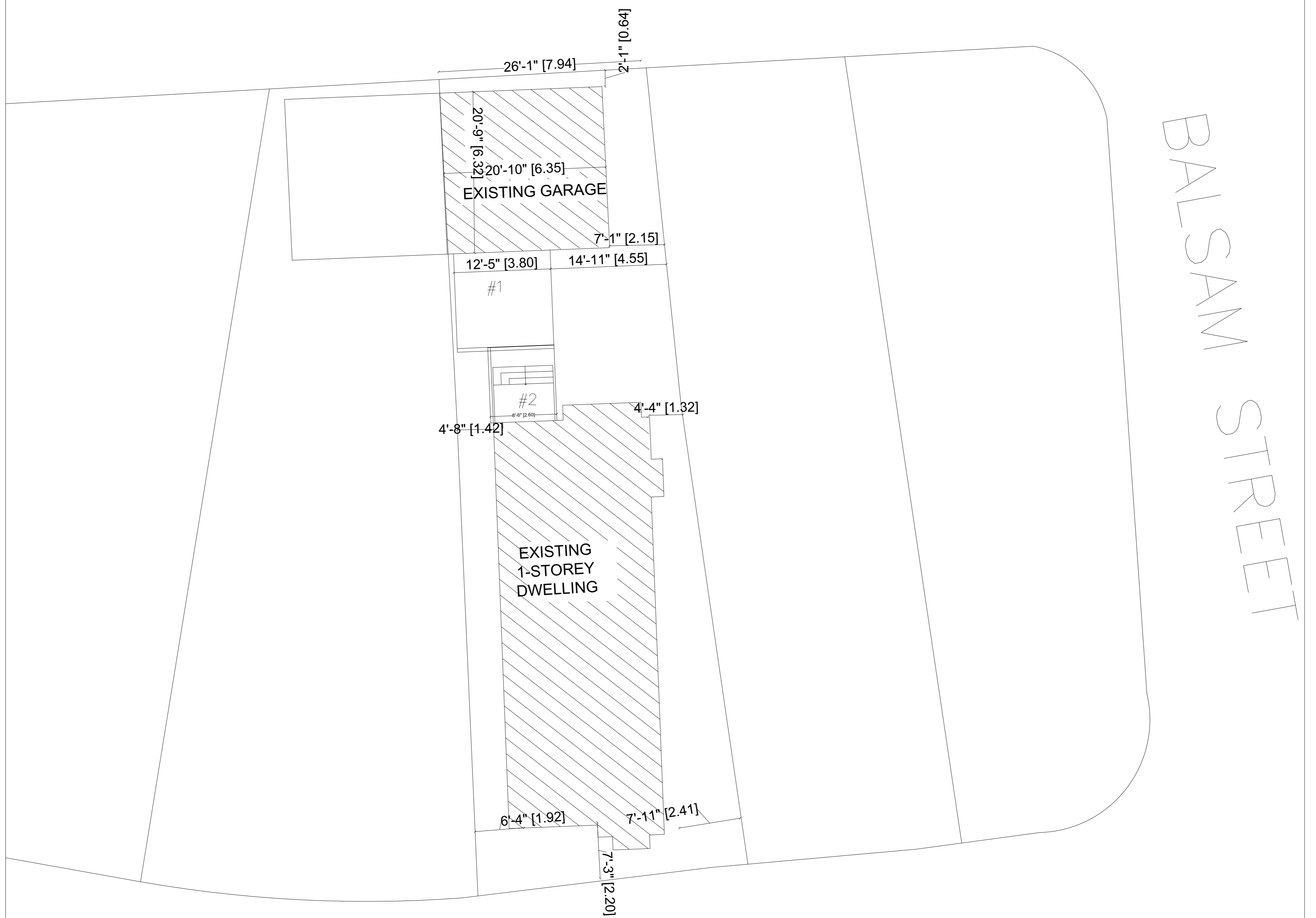
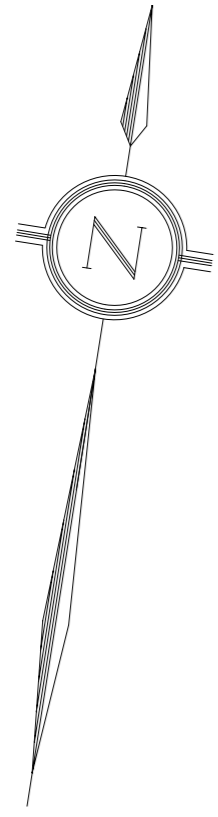
NAD\_1983\_UTM\_Zone\_17N  
© City of Markham

DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email [cgis@markham.ca](mailto:cgis@markham.ca) and you will be directed to the appropriate department.

Notes



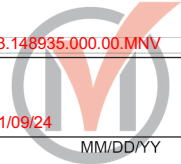
TOWN OF Markham,



BALSAM STREET

AUTUMN GLOW DRIVE

	38 Autumn Glow Dr. Markham, ONTARIO		
	Drawing Title      site plan		
Drawn by <b>BOHA ABASI</b>	Scale 1 : 100	Date OCTOBER 2023	



CONSTRUCTION SPECIFICATIONS

- 1. STUCCO FINISH WALL  
ACRYLIC STUCCO (DUROCK OR APPROVED EQUAL) ON 2" THICK STYROFOAM ON EXTERIOR TYPE SHEATHING 2"x4" WOOD STUDS @ 16" O.C. R 22 BATT INSUL. IN CONTINUOUS CONTACT W/ EXTERIOR SHEATHING CONTINUOUS AIR / VAPOUR BARRIER 1/2" INTERIOR DRYWALL FINISH DOUBLE PLATE @ TOP SOLE PLATE @ BOTTOM
- 2. BRICK (STONE) VENEER WALL:  
4"FACE BRICK OR STONE, 1" AIR SPACE 1"x7"x22GA MTL TIES AT 16" O/C HORIZ. & 24" O/C VERT. 15lb BUILDING PAPER 1/2" EXTERIOR GRADE PLYWOOD 2"x4" WD STUDS AT 16" O/C W/ R22 BATT INSULATION & 6 MIL POLY VAPOUR BARRIER 1/2" INTERIOR DRYWALL FINISH
- 3. PROVIDE WEEP HOLES AT 24" O/C BOTTOM COURSE ONLY & OVER OPENINGS. PROVIDE BASE FLASHING 6" MIN. UP BEHIND BUILDING PAPER
- 4. FOUNDATION WALL:(REFER TO O.B.C. 9.15.3. & 9.15.4.)  
BITUMINOUS DAMPPROOFING ON 10" THICK POURED CONCRETE REINFORCED FDN. WALLS, AS SHOWN.  
PROVIDE PARGING COVERED OVER 28"x 8" POURED CONC. FOOTING TO BEAR ON UNDISTURBED SOIL PROVIDE DRAINAGE LAYER  
- MIN. 3/4" MINERAL FIBRE INSULATION W/ A DENSITY OF NOT LESS THAN 3.6 LB./FT. OR  
- MIN. 4" OF FREE DRAINING GRANULAR MATERIAL OR  
- A B.M.E.C. APPROVED DRAINAGE LAYER MATERIAL
- 5. SILL PLATE  
2"x6" SILL PLATE FASTENED TO FOUNDATION WALL WITH MIN. 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 4" IN CONCRETE @ 7'-10" O/C. MAX. & PROVIDE CAULKING OR GASKET BETWEEN PLATE & FOUNDATION WALL
- 6. FLOOR INSULATION  
CONTINUOUS HEADER JOIST WITH R31 BATT INSULATION, EXTEND VAPOUR / AIR BARRIER & SEAL TO JOIST AND SUBFLOOR
- 7. BASEMENT INSULATION  
2"x4" STUDS @16"O/C C.W. R20ci BATT INSULATION, 6MIL POLY VAPOUR BARRIER,1/2" DRYWALL.
- 8. SLAB ON GROUND  
3" POURED CONCRETE SLAB WITH 3/4" C/TOPPING (3600 PSI CONC. STRENGTH) 4" CRUSHED STONE BELOW (OBC 9.16.2.1) EXTENDED TO FOOTING AROUND THE PERIMETER OF C/SLAB BOND BREAKING MATERIAL SHALL BE PLACED BETWEEN SLAB AND F/WALL
- 9. DRAINAGE  
4" DIA. WEEPING TILE W/ 6" CRUSHED STONE COVER
- 10. ROOF CONSTRUCTION  
20 YEAR ASPHALT SHINGLES ON MIN. 5/8" EXTERIOR PLYWOOD SHEATHING ON APPROVED ROOF TRUSSES OR CONVENTIONAL FRAMING (SEE PLANS) USE 'H' CLIPS IF 24" O.C. SPACING
- 11. OVERHANG CONSTRUCTION  
PREFINISHED ALUMINUM FASCIA, EAVESTROUGH & RAIN WATER LEADERS TO MATCH EXISTING FINISHES. PROVIDE DRIP EDGE AT FASCIA & VENTED SOFFIT EXTEND DOWNSPOUTS TO GRADE LEVEL
- 12. ROOF VENTILATION  
1:150 OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTED.
- 13. EAVES PROTECTION  
EAVES PROTECTION MEMBRANE TO EXTEND FROM THE EDGE OF THE ROOF, 36" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INTERIOR FACE OF THE EXTERIOR WALL
- 14. CEILING CONSTRUCTION  
5/8" INTERIOR DRYWALL FINISH CONTINUOUS AIR / VAPOUR BARRIER W/ MINIMUM R 60 BATT INSULATION
- 15. WALL INSULATION  
CARRY MIN. R22 INSULATION TO COVER THE INTERIOR FACE OF THE EXTERIOR WALL
- 16. FLOOR CONSTRUCTION  
3/4" T&G PLYWOOD SUBFLOOR FLOOR JOISTS @ 16" O/C. FLOOR JOISTS BRIDGED W/ CONTINUOUS 1"x3" STRAPPING OR 2 ROWS OF 2"x2" CROSS BRIDGING OR SOLID BLOCKING
- 17. INTERIOR STUD PARTITION  
1/2" DRYWALL FINISH BOTH SIDES OF 2"x4" OR 2"x6"WOOD STUDS @ 16" O/C 2 TOP PLATES & 1 BOTTOM PLATE PROVIDE SOUND ATTENUATION INSULATION IN BATHROOM WALLS & WHERE INDICATED ON PLAN
- 18. MECHANICAL VENTILATION  
PROVIDE MIN. 1 AIR CHANGE PER HOUR IN ROOMS SPECIFIED TO BE MECHANICALLY VENTED 80 CFM FOR BATH PRIMARY VENTS
- 19. STAIRS INTERIOR/EXTERIOR  
MAXIMUM RISE = 7 7/8"  
MINIMUM RISE = 4 7/8"  
MINIMUM RUN = 8 1/4"  
MAXIMUM RUN = 14"  
MINIMUM TREAD = 10 1/2"  
MAXIMUM TREAD = 14"  
MAXIMUM NOSING = 1"  
MINIMUM WIDTH = 2'-10"  
MINIMUM HEADROOM = 6'-5"
- 20. GUARDS  
INTERIOR LANDINGS = 2'-11"  
EXTERIOR BALCONY = 3'-6"  
INTERIOR STAIRS = 2'-11"  
EXTERIOR STAIRS = 2'-11"  
MAX. BETWEEN PICKETS = 4"  
GUARD HEIGHT IF DECK TO GRADE IS:  
GREATER THAN 5'-11" = 3'-6"  
5'-11" OR LESS = 2'-11"  
NO MEMBER OR ATTACHMENT BETWEEN 4" & 2'-11" HIGH SHALL FACILITATE CLIMBING
- 21. ATTIC ACCESS  
PROVIDE ATTIC ACCESS MIN. 20"x 28" W/ INSULATION & WEATHER STRIPPING
- 22. INSTALL A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA-6.19 OR UL 2034
- 23. PROVIDE SOLID BEARING ON MASONRY FOR BEAMS AND /OR COLUMNS
- 24. GARAGE CEILING:  
3/4" T&G PLYWOOD SUBFLOOR 6 MIL POLY VAPOUR BARRIER 2"x10" WD JOISTS (SEE PLAN FOR SPACING) W/R31 BATT INSUL. & 5/8" GYPSUM BOARD (SMOKE PROOF JOINTS)
- 25. GARAGE SLAB:  
4"CONC. SLAB W/6x6 W.W.M. ON 6"CRUSHED STONE (COMPACTED) CONC. STRENGTH 28MPa AT 28 DAYS W/5-8% AIR ENTRAINMENT
- 26. GRADE  
SLOPE GRADE AWAY FROM BUILDING FACE & PROVIDE SEMI-SOLID BLOCK COURSE AT OR BELOW GRADE LEVEL

NOTES

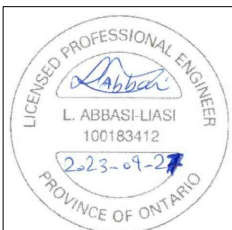
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STRUCTURAL NOTES

1. The floor LL = 40 psf (1.9 kPa) ,Roof LL = 23.39 psf(1.12 kPa)+Snow accumulation
2. The floor and roof DL = 15.00 psf (0.71 kPa)
3. All footings must be carried down to the undisturbed soil capable of sustaining bearing pressure of 2000 PSF minimum (to be confirmed on the site by a Soil Engineer)
4. Concrete construction shall adhere to CAN/CSA-A23.1 requirements.
5. Concrete for the footings and the slab-on-grade shall have compressive strength of 30MPa at 28 days
6. Reinforcing steel to be CSA G 30.18-M1992 deformed bars - Grade 400
7. Masonry construction to conform to CSA A371-94.
8. Use min. 20MPa block units and Type S mortar.
9. Grout solid all the voids in existing masonry and at new reinforced concrete blocks
10. All new wood shall be S-P-F No.2 Grade minimum.
11. All wood connectors to be by
12. Erection of Structural Composite Lumber, MICROLAM LVL or 2.0E ES PARALLAM PSL must conform to Suppliers specifications
13. All new structural steel to be G40.21-M 300W & 350W for HSS members
14. Fabrication and erection steel shall be carried out in accordance with CAN/CSA-S16.1-94.
15. Provide solid bearing on existing concrete or masonry for steel beams and columns
16. Wherever it becomes necessary to cut or interfere in any manner with existing equipment or services, the work must be co-ordinated with the Owner
17. All new work must conform to the Ontario Building Code Requirement.

GENERAL STRUCTURAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH ONTARIO BUILDING CODE 2012 EDITION.  
DESIGN OF O.B.C. PART 9 MEMBERS IS IN ACCORDANCE WITH THE FOLLOWING LOADING:  
2ND FLOOR LOADING:  
LL - 40.0 PSF  
DL - 15.0- PSF  
GROUND FLOOR LOADING  
LL - 40.0 PSF  
DL - 15.0 PSF  
MIN. LL DEFLECTION = L/360
2. DRAWINGS SHALL NOT BE SCALED.
3. FOOTINGS SHALL BE POURED ON UNDISTURBED SOIL. EXTERNAL FOOTINGS SHALL BE ERCTED 4"-0" MINIMUM BELOW GRADE.  
DESIGN BEARING CAPACITY - 150 KPa (3000 PSF)  
EXISTING BEARING CAPACITY - NOT KNOWN.  
THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE DESIGN BEARING CAPACITY AND REPORT TO THE ENGINEER OF ANY DISCREPANCIES.
4. CONCRETE SHALL BE F'c = 25 MPa. CONSTRUCTION JOINTS SHALL BE LEFT ROUGH.
5. ALL CONCRETE CONSTRUCTION, WORKMANSHIP AND MATERIALS NOT NOTED IN PART 9 OF THE O.B.C. SHALL BE IN ACCORDANCE WITH CAN/CSA-A23.1 ALL REINFORCEMENT SHALL BE DEFORMED BARS C.S.A. G30.12 WITH Fy=400 MPa. EXTEND CONTINUOUS BARS INTO INTERSECTING MEMBERS FOR A DISTANCE OF 36 BAR DIAMETERS AND BENT IF REQUIRED. PROVIDE CONCRETE COVER FOR REINFORCEMENT AS REQUIRED BY O.B.C. AND IN ACCORDANCE WITH CAN/CSA-A23.1
6. ALL STRUCTURAL STEEL SHALL BE C.S.A. G40.21 GRADE 44W. HSS SECTIONS SHALL BE G40.21-50W. FABRICATION, CONNECTION DESIGN AND WELDING SHALL CONFORM TO CAN/CSA-S16.1/94 AND W59-M1989.
7. MINIMUM BEARING OF STRUCTURAL MEMBERS ON MASONRY SHALL BE AS FOLLOWS:  
CONCRETE AND STEEL BEAMS 8"  
CONCRETE SLABS 4"  
O.W.S.J. 4"  
WOOD BEAMS AND JOISTS 4"  
BEARING PLATES SHALL BEAR ON 3 COURSES OF 1/2" SOLID MASONRY WHICH SHALL EXTEND A MINIMUM OF 8" FROM EACH SIDE OF THE PLATE.  
ALL BEAMS SHALL BE ONLY TOP BEARING ON STEEL COLUMNS.
8. MASONRY:  
MORTAR SHALL BE TYPE "S" OR BETTER WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI. AT 28 DAYS. (TYP. U/N NOTED ON SECTIONS AND DETAILS)  
CONCRETE BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OVER NET AREA IN ACCORDANCE WITH TABLE 9.20.2.7. AS PER PART 9 OF O.B.C. (TYP. U/N NOTED ON SECTIONS AND DETAILS)
9. REINFORCED MASONRY:  
MORTAR SHALL BE TYPE "S" OR BETTER WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.  
CONCRETE BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2950 PSI OVER NET AREA OF BLOCK.  
FILL CELLS CONTAINING REINFORCEMENT SOLID WITH GROUT. GROUT SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. LAP REINFORCING BARS 48 BAR DIAMETERS MINIMUM UNLESS OTHERWISE INDICATED ON PLANS .
10. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AT THE SITE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THIS OFFICE OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
11. FABRICATED ITEMS WHICH FABRICATION AND DESIGN IS NOT PRESCRIBED IN PART 9 OF THE O.B.C. SHALL BE PREENGINEERED AND DESIGNED IN ACCORDANCE WITH PART 4 OF THE O.B.C. SHOP DETAILS, DRAWINGS AND DIAGRAMS OF THESE ITEMS SHALL BE SUBMITTED TO THIS OFFICE FOR REVIEW PRIOR TO FABRICATION. THESE DRAWINGS SHALL BE SEALED BY A P. ENG. OF ONTARIO RESPONSIBLE FOR THE DESIGN OF THESE ITEMS AND CLEARLY INDICATE THE METHOD OF CONNECTION OF THESE ITEMS TO THE STRUCTURE. THESE ITEMS SHALL INCLUDE STRUCTURAL STEEL, REINFORCING BARLISTS, CONNECTIONS BETWEEN WOOD MEMBERS AS PER HANGER SCHEDULE AND PRECAST ELEMENTS.
11. ALL FRAMING LUMBER SHALL BE SPF#2 UNLESS NOTED.
12. PLYWOOD SHALL BE 5/8" T&G UNLESS NOTED. PROVIDE EXTERIOR GRADE PLYWOOD WHERE REQUIRED BY O.B.C.
13. ALL THE JOISTS AND BEAMS LOCATED AT THE SAME ELEVATION SHALL BE CONNECTED WITH JOIST HANGERS. ALL MEMBER CONNECTIONS SHALL MEET THE MINIMUM REQUIREMENTS AS OUTLINED IN PART 9 OF THE ONTARIO BUILDING CODE, UNLESS STRONGER CONNECTIONS ARE SPECIFIED.
14. ALL WOOD POSTS SHALL BE AS PER WOOD POST SCHEDULE.  
PROVIDE POST P1 AT ALL WOOD LINTEL BEARINGSS UNLESS NOTED OTHERWISE ON PLANS.  
ALL WOOD POSTS SHALL BE CONT'S FROM FOOTINGS OR FOUNDATION WALLS TO U/S SUPPORTED BEAMS OR TRUSSES. PROVIDE SOLID BLOCKING AT DISCONTINUITIES SUCH AS FLOOR SPACES. (TYP. AT ALL WOOD POST LOCATIONS)  
PROVIDE 100 % SOLID BEARING U/S ALL POSTS AT BEARING. POSTS SHALL BEAR ON MINIMUM OF 3 COURSES OF SOLID MASONRY WHICH SHALL EXTEND A MINIMUM OF 8" FROM EACH SIDE OF THE PLATE OR SOLID CONCRETE.
15. HANGER SIZES SHALL BE AS PER HANGER SCHEDULE.  
THE HANGERS NOTED ABOVE ARE FOR INDICATION OF LVL PLIES AND CONNECTION SHEAR FORCE CAPACITY ONLY. THE ACTUAL SHAPE OR ANGLE OF CONNECTION BETWEEN MEMBERS SHALL BE SURVEYED AT THE SITE BY THE HANGER DESIGNER.
16. ALL MICRO=LAM BEAMS AND "I" TYPE JOISTS SHALL BE BY TRUS JOIST MACMILLAN OR EQUIVALENT. THE INSTALLATION OF THE MICRO=LAM BEAMS AND "I" JOISTS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION GUIDELINES AND RECOMMENDATIONS.
17. THE LOAD BEARING STUD WALLS SHALL BE 2 X 6 @ 16" O/C SPF #2 LUMBER, TYPICAL UNLESS NOTED. PROVIDE BRIDGING OR BLOCKING AT THE STUD WALLS TO GIVE 8'-0" MAXIMUM UNBRACED LENGTH.
18. THE SPACING AND SIZES OF THE ROOF AND THE FLOOR JOISTS SHALL BE NOTED ON THE PLANS. PROVIDE FULL 2" SOLID BEARING AT THE SUPPORTS.
19. THE DESIGN OF THE STRUCTURAL COMPOSITE LUMBER MEMBERS SHALL CONFORM TO THE CSA STANDARD 086.1-94.  
THE INSTALLATION OF ALL THE STRUCTURAL COMPOSITE LUMBER BEAMS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION GUIDE-LINES AND RECOMMENDATIONS RECOMMENDATIONS.
20. "I" TYPE JOISTS SHALL BE TJI JOISTS AS NOTED IN THE TRUS JOIST CANADA LTD. DESIGN CATALOGUE OR EQUIVALENT. SEE PLANS FOR THE LOCATION AND THE SPACING OF THE "I" JOISTS. THE INSTALLATION OF ALL "I" TYPE JOISTS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION GUIDE-LINES AND
21. THE DESIGN AND ERECTION OF THE WOOD TRUSSES SHALL CONFORM TO THE CANADIAN STANDARD CSA-086.1-94 AND THE ONTARIO BUILDING CODE.
22. THE TRUSS FABRICATOR SHALL SUBMIT SHOP DRAWINGS AND ERECTION DIAGRAMS TO THIS OFFICE FOR APPROVAL. THE DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER OF ONTARIO.
23. ALL TYPICAL AND NON-TYPICAL TRUSS BEARINGS SHALL BE CLEARLY INDICATED ON THE SHOP DRAWINGS. ALL REACTIONS OF THE TRUSSES AND THE TRUSS GIRDERS TO BE INDICATED ON THE SHOP DRAWINGS. LATERAL FORCES ON EXTERIOR BEARING WALLS ARE NOT ALLOWED.
24. THE ERECTION DIAGRAMS SHALL SPECIFY TEMPORARY AND PERMANENT BRACINGS, PROCEDURES AND METHODS REQUIRED BY THE FRAMING CONTRACTOR TO ERECT THE TRUSSES SUCCESSFULLY.
25. CP1 SHALL BE 14" Ø R.C. PIER TO U/S OF WOOD POSTS OR STEEL COLUMNS IN GARAGE R.W. 6X15M VERTICALS + 10M TIES @ 10" O/C. PROVIDE GALVANIZED COLUMN BASE CSBx6 BY MGA CONNECTORS AT WOOD POST ENSURE THAT U/S OF POST IS 6" ABOVE FLOOR EL.
26. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AT THE SITE PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE ASSUMED DESIGN CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN ADDITION THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, METHOD OF ERECTION AND INSTALLATION PROCEDURES OF THE STRUCTURAL MEMBERS INCLUDING THE ERECTION OF STEEL BEAMS SUPPORTING EXISTING JOISTS. THE GENERAL CONTRACTOR SHALL SUBMIT SHORING DETAILS AND DRAWINGS STAMPED BY P. ENG. OF ONTARIO FOR REVIEW INDICATING THE SHORING PROCEDURE AND METHODS HE WILL EMPLOY TO SUPPORT EXISTING STRUCTURE. THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CAUTION AND CARE DURING THE DEMOLITION PROCESS OF THE EXISTING STRUCTURE AND MASONRY WALLS AND BE SOLELY RESPONSIBLE FOR THE SUPPORT OF THE EXISTING STRUCTURE DURING THE DEMOLITION. THE GENERAL CONTRACTOR SHALL CALL THE STRUCTURAL ENGINEER FOR AN INSPECTION PRIOR TO CUTTING EXISTING MEMBERS AND REMOVING EXISTING



38 Autumn Glow Dr.  
Markham, ONTARIO

Drawing Title

GENERAL NOTE

Drawn by

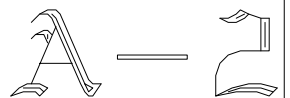
**HONGA ABAZI**

Scale

1'-0" = 1/8"

Date

OCTOBER 2023



# Appendix B

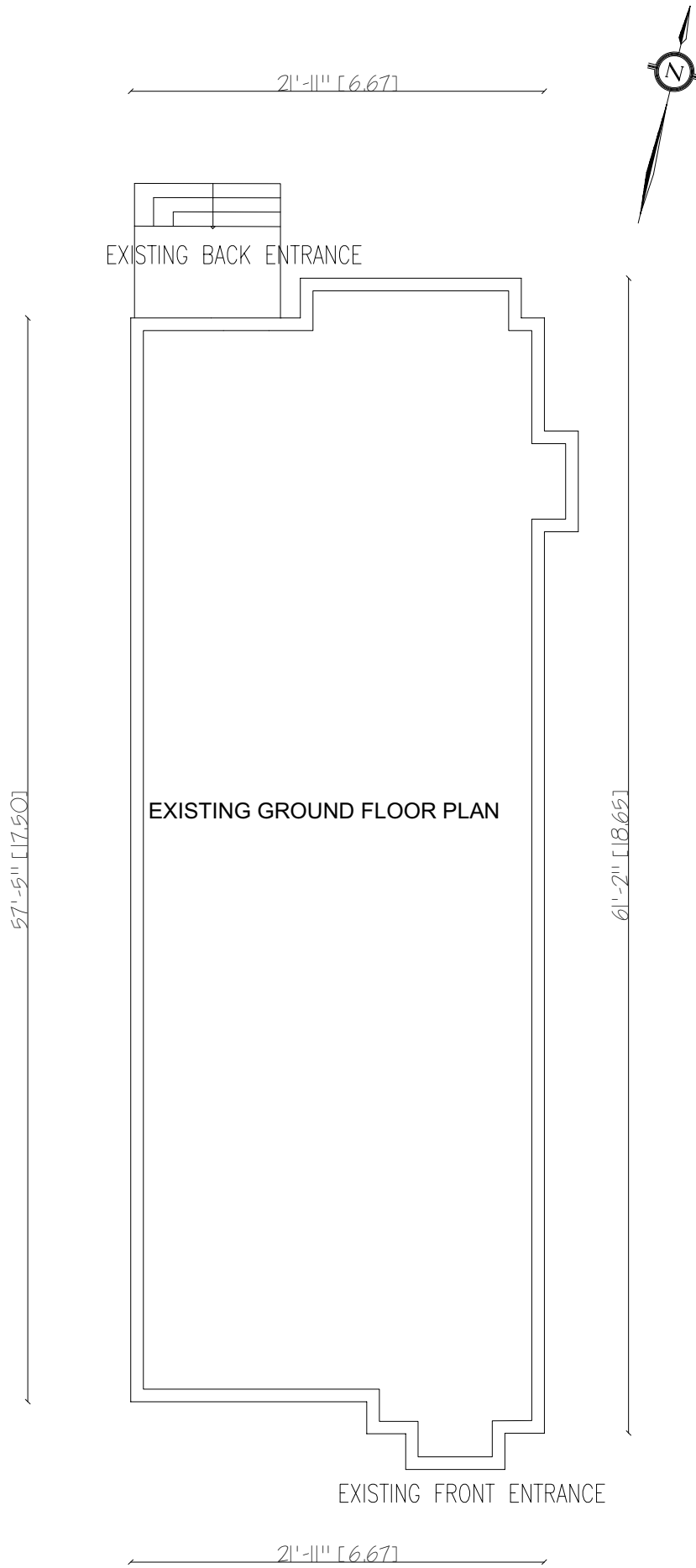
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Date: 01/09/24  
MM/DD/YY

## EXISTING GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"

EXISTING GROUND FLOOR AREA: 1,340 Sqf 124.50 Sqm



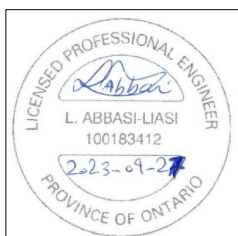
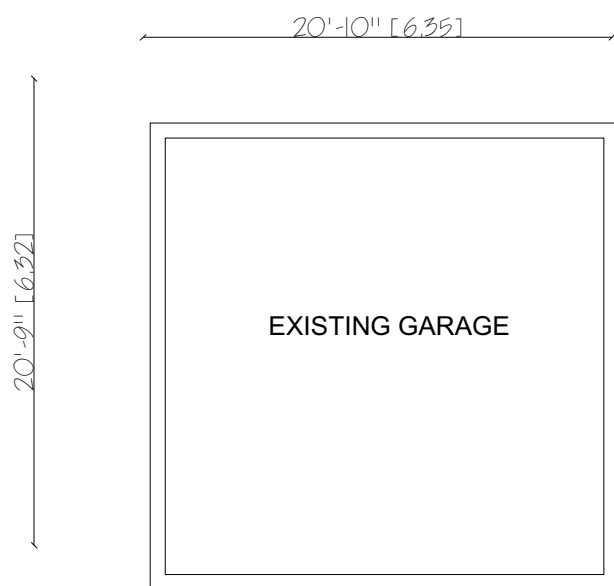
### NOTES

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER OR DESIGN ENGINEER AS APPLICABLE.
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
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## EXISTING GARAGE FLOOR PLAN

SCALE 1/8" = 1'-0"

EXISTING GARAGE AREA: 432.29 Sqf 40.16 Sqm



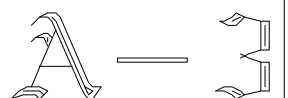
38 Autumn Glow Dr.  
Markham, ONTARIO

Drawing Title **EXISTING GROUND FLOOR PLAN**

Drawn by **BONGHA ABASI**

Scale  
1'-0" = 1/8"

Date  
OCTOBER 2023



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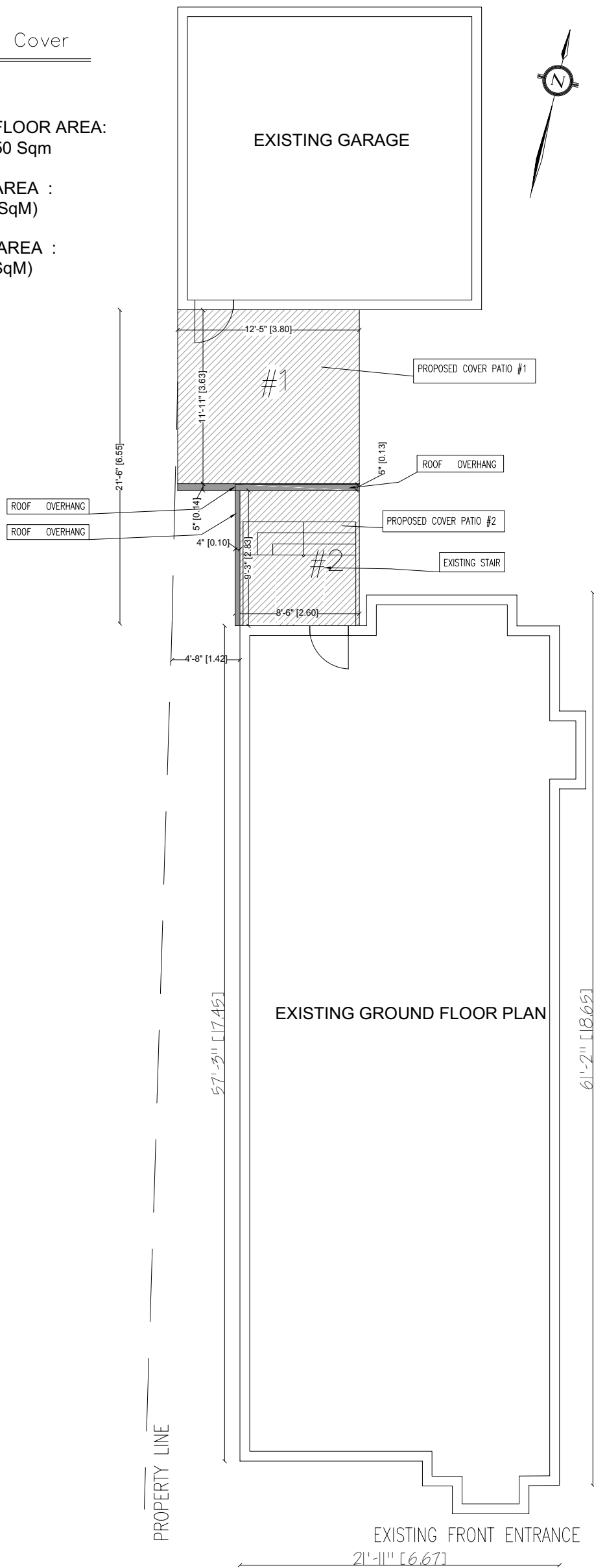
## Proposed Patio Cover

SCALE 1/8" = 1'-0"

EXISTING GROUND FLOOR AREA:  
1,340 SqF 124.50 Sqm

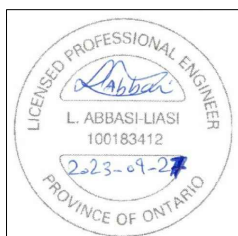
COVER PATIO #1 AREA :  
148.43 SqF (13.78 SqM)

COVER PATIO #2 AREA :  
78.95 SqF (7.33 SqM)



### NOTES

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Drawing Title PROPOSED COVER PATIO PLAN

Drawn by **HONGA ABASI**

Scale 1'-0" = 1/8"

Date OCTOBER 2023

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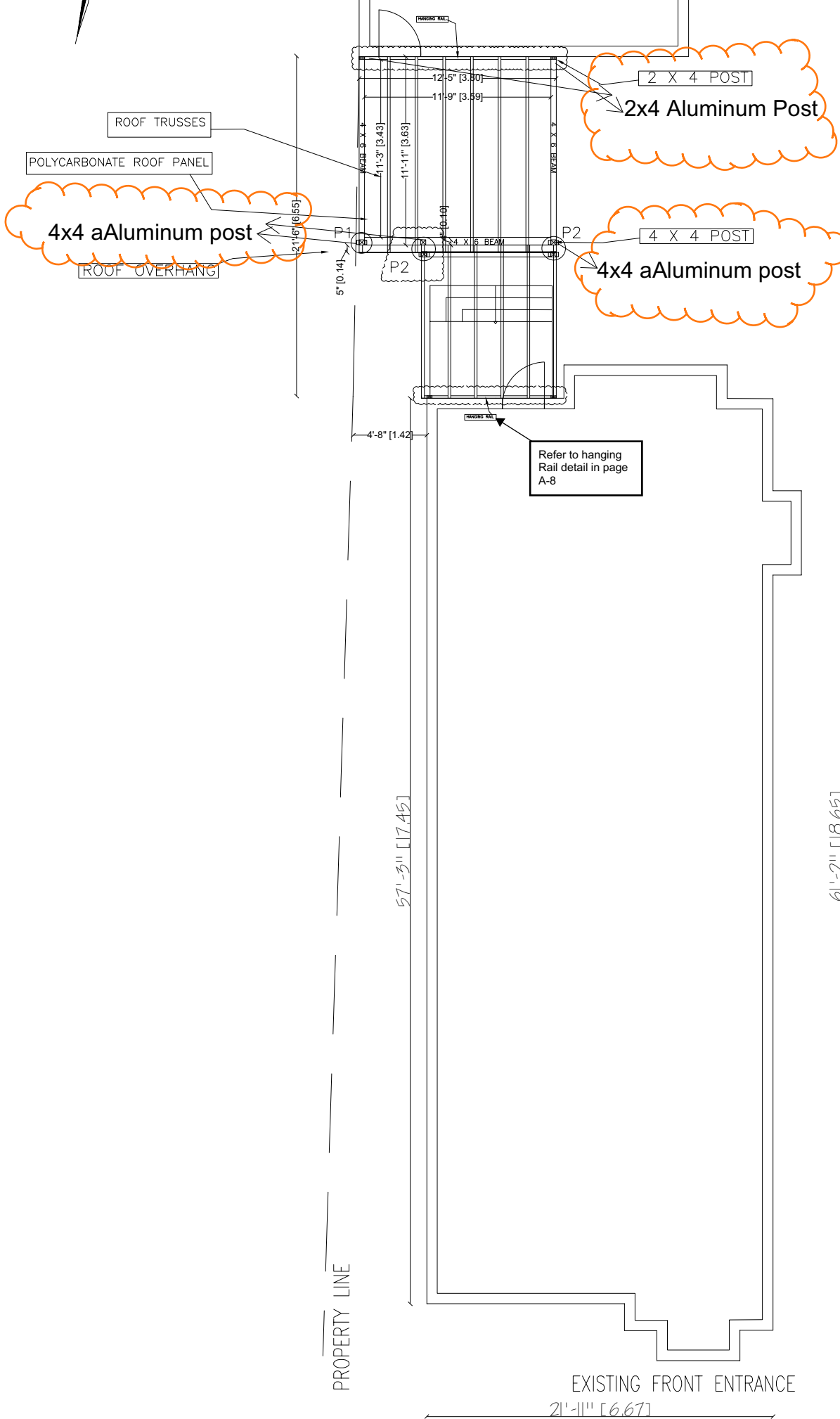


## Proposed Cover Patio #1

SCALE 1/8" = 1'-0"



EXISTING GARAGE



### NOTES

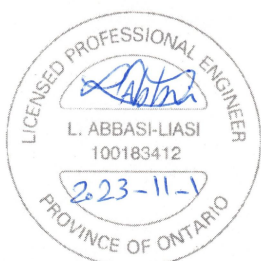
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
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### FOUNDATION:

1. Bearing capacity assumption 2500 psf (120 KPa) to be verified by geotechnical engineer
2. Concrete Sonotube Footing:
  - P1: 10" SONOTUBE + 16" BIG FOOT
  - P2: 18" SONOTUBE + 24" BIG FOOT

### ALUMINUM POST

1. BOLT TO THE EXISTING STRUCTURE. PLEASE NOTE THAT EXIST. STRUCTURE/ STUDS NEED TO BE REINFORCED ACCORDINGLY. CONTRACTOR TO VERIFY AND REPORT ENGINEER OF RECORD.
2. BOLT IT AS PER ATTACHED STAMPED DOCUMENTS. 3/8" BOLT @ 12" WITH 8" EMBEDMENT. FOLLOW AS PER ATTACHED STAMPED DOCUMENTS.
3. FOR OTHER 4X4 POST CONNECTIONS AND PIER SEATS SEE ATTACHED STAMPED DOCUMENTS.
4. PLEASE NOTE THAT ALL FRAMES, BEAM AND 4X4 POST CONNECTION SHOULD BE MOMENT CONNECTION.
5. PLEASE NOTE 4X6 BEAM IS CONTINUOUS OVER 4X4 POSTS. (Aluminum Post)



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PROPOSED COVER PATIO #1 PLAN

Drawn by

**L. ABBASI**

Scale

1'-0" = 1/8"

Date

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# Appendix B

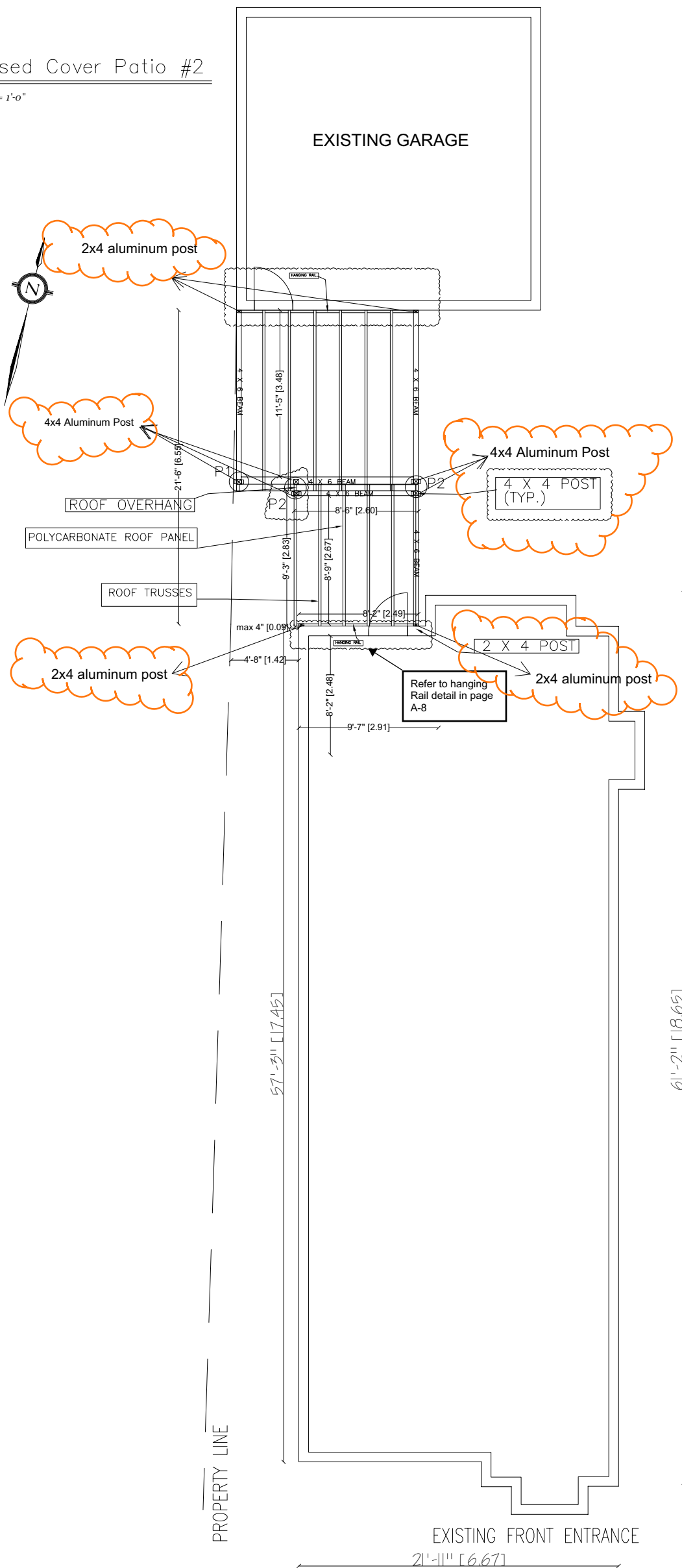
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## Proposed Cover Patio #2

SCALE 1/8" = 1'-0"



### NOTES

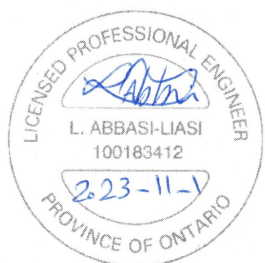
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### FOUNDATION:

1. Bearing capacity assumption 2500 psf (120 KPa) to be verified by geotechnical engineer
2. Concrete Sonotube Footing:
  - P1: 10" SONOTUBE + 16" BIG FOOT
  - P2: 18" SONOTUBE + 24" BIG FOOT

### ALUMINUM POST

1. BOLT TO THE EXISTING STRUCTURE. PLEASE NOTE THAT EXIST. STRUCTURE/ STUDS NEED TO BE REINFORCED ACCORDINGLY. CONTRACTOR TO VERIFY AND REPORT ENGINEER OF RECORD.
2. BOLT IT AS PER ATTACHED STAMPED DOCUMENTS. 3/8" BOLT @ 12" WITH 8" EMBEDMENT. FOLLOW AS PER ATTACHED STAMPED DOCUMENTS.
3. FOR OTHER 4X4 POST CONNECTIONS AND PIER SEATS SEE ATTACHED STAMPED DOCUMENTS.
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5. PLEASE NOTE 4X6 BEAM IS CONTINUOUS OVER 4X4 POSTS, (Aluminum Post)



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Drawing Title

PROPOSED COVER PATIO #2 PLAN

Drawn by

**HONGA ABASI**

Scale

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Date

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# Appendix B

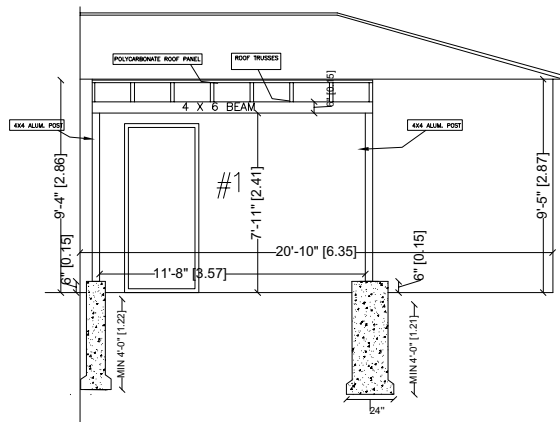
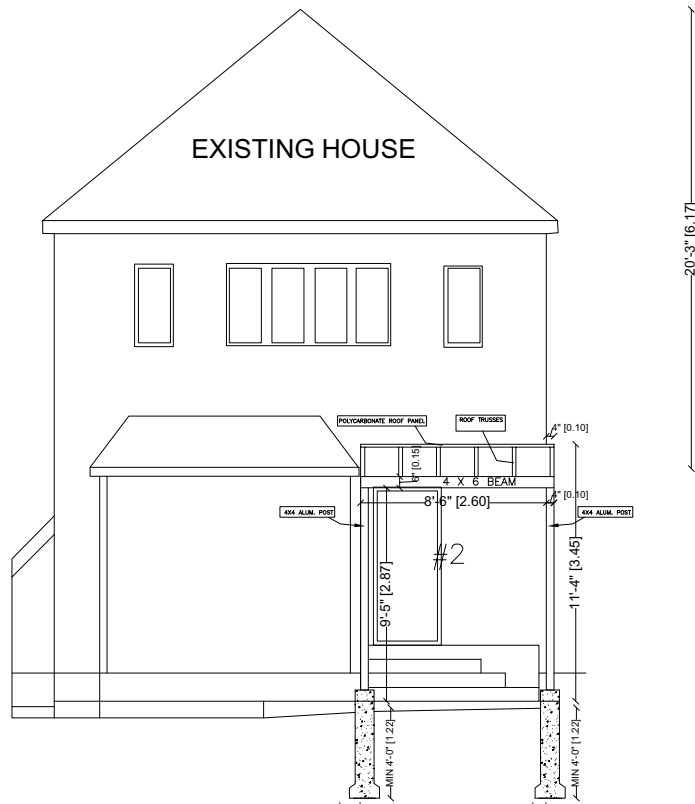
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## PROPOSED PATIO #1,2 FRONT ELEVATION

SCALE 1/8" = 1'-0"

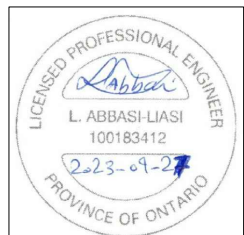
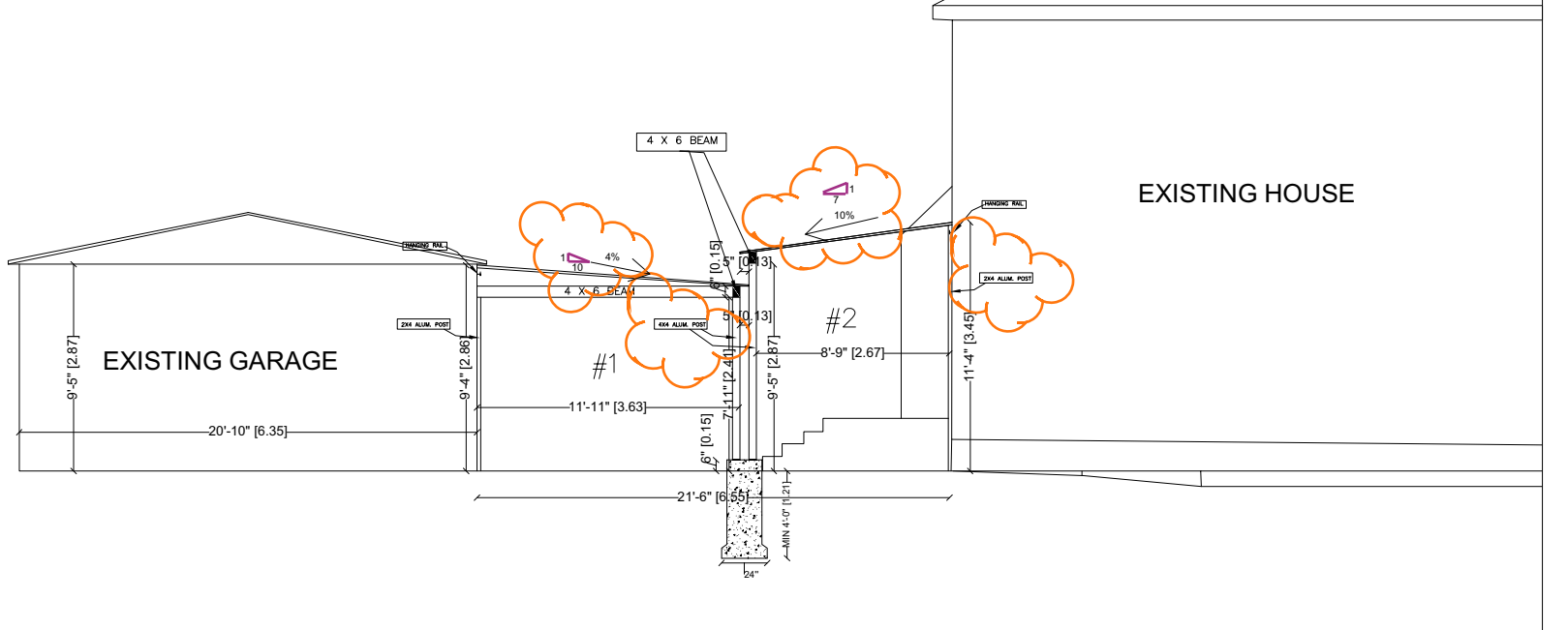


### NOTES

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## PROPOSED PATIO #1,2 SIDE ELEVATION

SCALE 1/8" = 1'-0"



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Drawing Title PROPOSED COVER PATIO #1 & #2 ELEVATIONS

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Scale 1'-0" = 1/8"

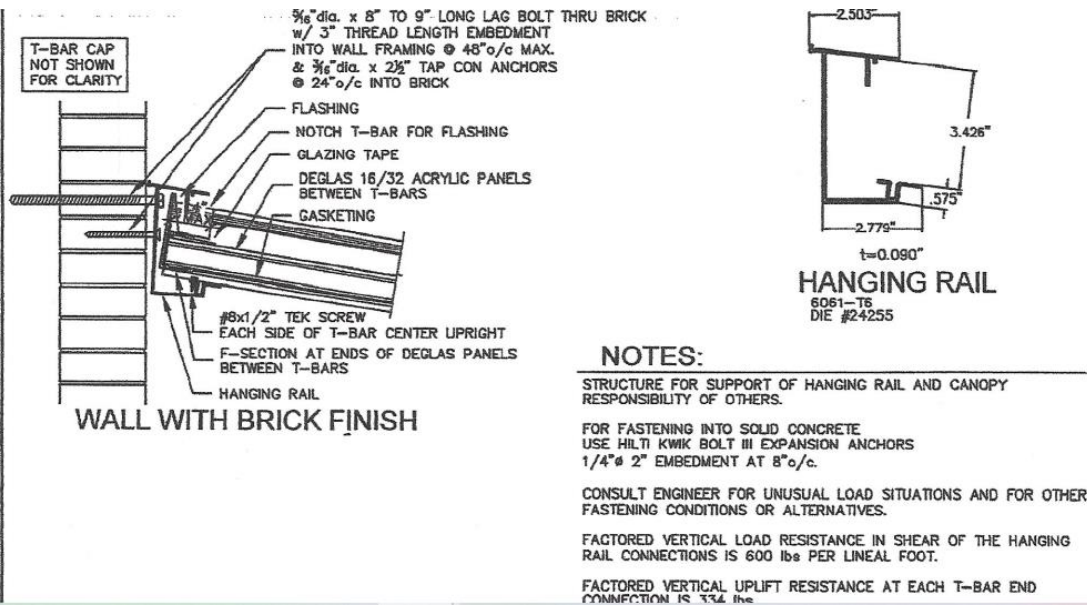
Date OCTOBER 2023

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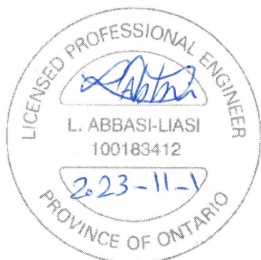
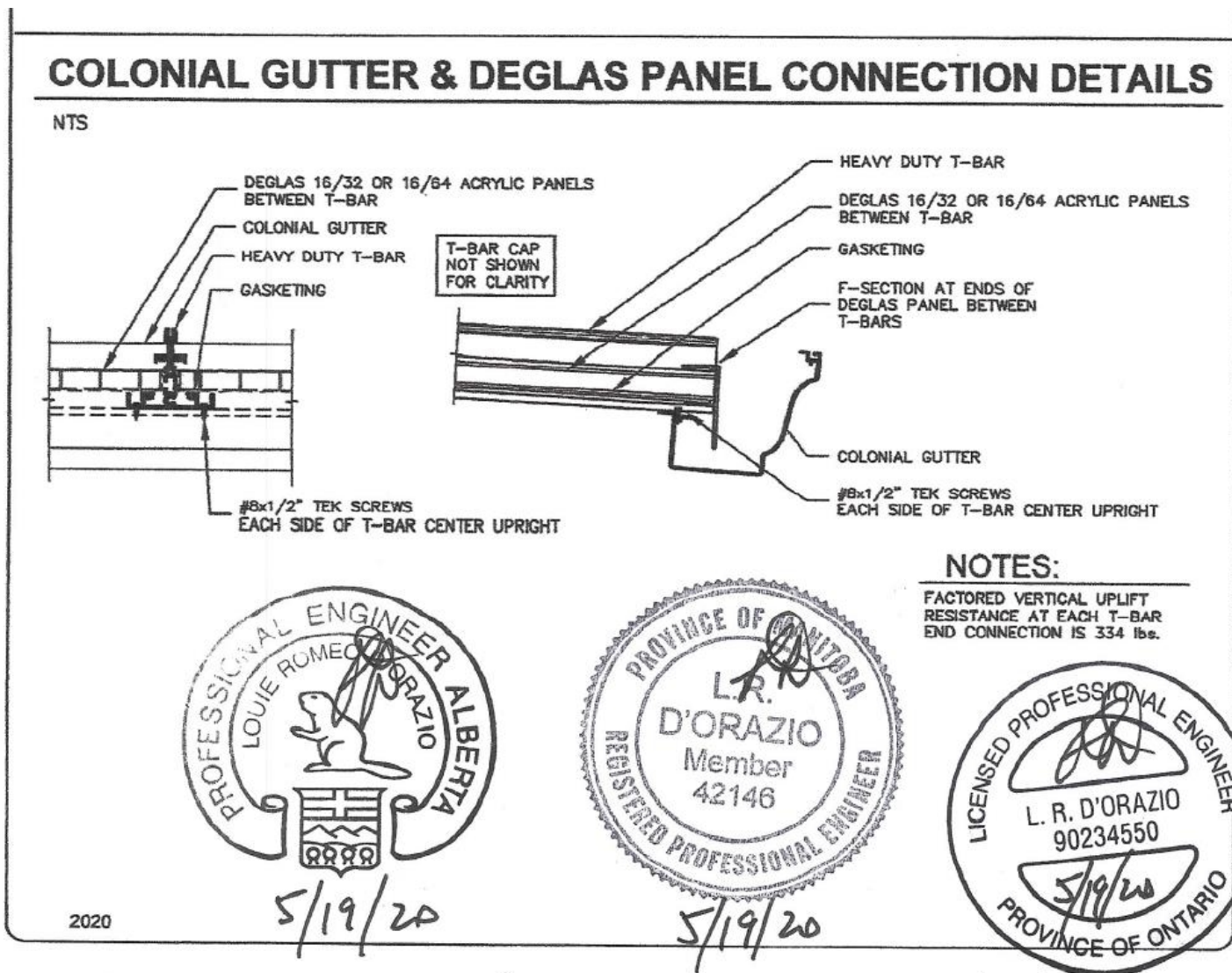


# Engineering Details:

## Hanging Rail to Brick -



## Gutter -



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Drawing Title

DETAILS

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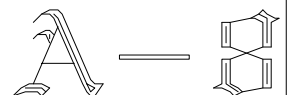
**ABBASI**

Scale

1'-0" = 1/8"

Date

NOVEMBER 01 2023





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